



Los Angeles County
Department of Regional Planning

Planning for the Challenges Ahead



December 11, 2006

Bruce W. McClendon FAICP
Director of Planning

The Honorable Board of Supervisors
County of Los Angeles
383 Kenneth Hahn Hall of Administration
500 West Temple Street
Los Angeles, CA 90012

Dear Supervisors:

HEARING ON AMENDMENTS TO COUNTY CODE TITLE 22 (PLANNING AND ZONING) TO ESTABLISH A COMMUNITY STANDARDS DISTRICT (CSD) FOR THE UNINCORPORATED COMMUNITY OF LA CRESCENTA-MONTROSE AND ZONE CHANGE CASE NO. ZC 200600011-(5) (FIFTH SUPERVISORIAL DISTRICT) (3-VOTES)

IT IS RECOMMENDED THAT YOUR BOARD, AFTER THE PUBLIC HEARING:

1. Consider the attached Negative Declaration together with any comments received during the public review process, find on the basis of the whole record before the Board that there is no substantial evidence the project will have a significant effect on the environment, find that the Negative Declaration reflects the independent judgment and analysis of the Board, and adopt the Negative Declaration.
2. Approve the recommendation of the Regional Planning Commission to establish a Community Standards District (CSD) for the unincorporated community of La Crescenta-Montrose that institutes specific development standards for R-3 zones.
3. Approve the recommendation of the Regional Planning Commission to adopt Zone Change Case No. 200600011-(5) for the unincorporated community of La Crescenta-Montrose.
4. Find that adoption of the proposed ordinance and zone changes are *de minimus* in their effect on fish and wildlife resources and authorize the Director of Planning to complete and file a Certificate of Fee Exemption for this project.
5. Repeal Urgency Ordinance No. 2006-0015U, which requires approval of a Conditional Use Permit (CUP) for new multi-family buildings and additions to existing multi-family buildings in the R-3 zone, upon the effective date of this ordinance. The Interim Urgency Ordinance was adopted on March 7, 2006 and extended on April 11, 2006.

PURPOSE OF RECOMMENDED ACTION

As required by Urgency Ordinance No. 2006-0015U, enacted in response to several concerns raised by members of the La Crescenta-Montrose community, the Department of Regional Planning prepared the attached Zoning Study. This study recommends adoption of the proposed Community Standards District (CSD) ordinance and zone changes by the Board of Supervisors.

The proposed CSD will establish development standards and design guidelines for multi-family development in the community's R-3 (Limited Multiple Residence) zones. Many of these standards and guidelines will improve the interface between potentially incompatible uses in adjoining R-1 (Single Family Residence) and R-2 (Two Family Residence) zones through buffering, landscaping, and additional building setbacks.

The proposed zone changes will improve the zoning pattern in La Crescenta-Montrose by correcting irregularities such as zoning boundaries inconsistent with parcel boundaries and by limiting multi-family development in areas where it may negatively impact the health, safety, and welfare of community residents. The recommended zone changes generally reflect existing uses of the properties and promote a more logical zoning pattern by reducing the potential for incompatible land uses.

A General Plan Amendment was originally recommended to the Regional Planning Commission to ensure consistency between the land use policy map of the General Plan and the zone changes recommended by staff. In the time since the Regional Planning Commission approved the Plan Amendment in a public hearing, further research by staff revealed that the zone changes were consistent with the land use policy map of the General Plan. Therefore, a General Plan Amendment is not required at this time.

JUSTIFICATION

Numerous constituents in La Crescenta-Montrose have voiced concern over the impact of recent multi-family housing developments on local infrastructure and the compatibility of such developments with the character of their community, comprised almost entirely of single-family homes. As a result, the Board of Supervisors enacted Urgency Ordinance No. 2006-0015U, which directed the Department of Regional Planning to conduct a study of the La Crescenta-Montrose area to analyze the effects of multi-family construction in R-3 zones on schools, water and sewer services, traffic, and community character.

The proposed CSD responds to these concerns by establishing development standards and design guidelines intended to improve the relationship between potentially incompatible land uses and ensure a consistent quality of development. The Zoning Ordinance provides for the use of CSDs in small geographical areas to address unique land use problems. General Plan policies encourage guidelines governing scale and

design on a community-by-community basis. Establishing a CSD is therefore consistent with the policies of the Countywide General Plan.

The Los Angeles County Zoning Ordinance does not address certain land use issues relating to the compatibility of R-3 development with R-1 and R-2 development that exist in the community of La Crescenta-Montrose. To address these issues, the proposed CSD includes regulations concerning building mass, landscaping, and open space for multi-family developments in the R-3 zone as well as buffering between such developments and potentially incompatible uses in adjoining R-1 and R-2 zones.

The proposed zone changes are necessary to correct zoning inconsistencies and create a more appropriate zoning pattern in the community. Good planning practice dictates that a property should not be split between two or more differing zoning designations, as is currently the case in several areas of La Crescenta-Montrose. In addition, a portion of the community's existing R-3 zoning is inappropriate due to the size of the properties involved, their limited access by a narrow cul-de-sac, and the existing development pattern in the surrounding area. The proposed changes are consistent with the General Plan including the Housing Element and do not detract from the County's responsibility to provide affordable housing.

Staff has determined that the proposed zone changes do not require a General Plan Amendment due to the consistency between the proposed zoning and the current General Plan land use designation on the properties involved.

IMPLEMENTATION OF COUNTYWIDE STRATEGIC PLAN GOALS

The proposed CSD and zone changes promote Goal 1 of the County's Strategic Plan pertaining to "Service Excellence" through the development of clear and reasonable development standards, guidelines, and zoning designations, demonstrating that the Department of Regional Planning is responsive to citizens' concerns and ready to work with community groups and residents to address such concerns.

FISCAL IMPACT

Implementation of the proposed amendments will not result in any significant new costs to the Department of Regional Planning or other County departments or in any loss of revenue to the County. Adoption of these amendments will not result in the need for additional departmental staffing.

FINANCING

The proposed amendments will not result in additional net County costs and therefore a request for financing is not being made at this time.

FACTS AND PROVISIONS/LEGAL REQUIREMENTS

The La Crescenta-Montrose Zoning Study included public input received during two community meetings that were held in La Crescenta on June 21, 2006 and September 7, 2006.

The Regional Planning Commission conducted a public hearing regarding the proposed CSD and zone changes on November 29, 2006. The Commission heard testimony from seven individuals in support of the amendments and two testifiers who raised concerns over the proposed CSD language and general opposition to any zone change.

A public hearing is required pursuant to Section 22.16.200 of the County Code and Section 65856 of the Government Code. Required notice must be given pursuant to the procedures and requirements set forth in Section 22.60.174 of the County Code. These procedures exceed the minimum standards of Sections 6061, 65090, and 6586 of the Government Code relating to notice of public hearing.

IMPACT ON CURRENT SERVICES (OR PROJECTS)

Approval of the proposed amendments will not significantly impact County services.

NEGATIVE DECLARATION/ENVIRONMENTAL IMPACTS

The proposed Community Standards District ordinance and Zone Change Case No. 2006000011-(5) constitute regulatory actions which will not have a significant effect on the environment. The attached Initial Study shows that there is no substantial evidence, in light of the whole record before your Board, that the adoption of the proposed amendments may have a significant effect on the environment. Therefore, in accordance with Section 15070 of the State CEQA guidelines, a Negative Declaration was prepared.

A copy of the proposed Negative Declaration was transmitted to two public libraries for public review. In addition, public notice was published in one newspaper of general circulation pursuant to Public Resources Code Section 21092. No comments were received during the public review period.

Based on the attached Negative Declaration, adoption of the proposed Community Standards District ordinance and Zone Change Case No. 2006000011-(5) will not have a significant effect on the environment.

Respectfully submitted,

DEPARTMENT OF REGIONAL PLANNING



FOR Bruce W. McClendon, FAICP
Director of Planning

BWM:th

Attachments:

1. Project Summary
2. Zoning Study
3. Recommended Ordinance for Board Adoption
4. Recommended Zone Changes for Board Adoption
5. Summary of Regional Planning Commission Proceedings
6. Environmental Document
7. Legal Notice of Board Hearing
8. List of Persons to be Notified

c: Chief Administrative Officer
County Counsel
Executive Officer, Board of Supervisors
Auditor-Controller
Director, Department of Public Works
Assessor

**COUNTY OF LOS ANGELES
DEPARTMENT OF REGIONAL PLANNING**

PROJECT SUMMARY

PROJECT DESCRIPTION: Proposed amendments to Title 22 (Planning and Zoning) to include the following: (1) Establishment of the La Crescenta-Montrose Community Standards District (CSD) to include development standards applicable to R-3 (Limited Multiple Residence) residential zones and (2) zone changes.

REQUEST: Adoption of the proposed amendments to Title 22; Advance Planning Case No. 200600012 and Zone Change Case No. 200600011.

LOCATION: La Crescenta-Montrose

APPLICANT OR SOURCE: Board of Supervisors directive via Urgency Ordinance No. 2006-0015U

STAFF CONTACT: Mr. Mitch Glaser at (213) 974-6476

RPC HEARING DATE: November 29, 2006

RPC RECOMMENDATION: Board public hearing to consider adoption of the proposed amendments.

MEMBERS VOTING AYE: Commissioners Modugno, Bellamy, Helsley and Rew

MEMBERS VOTING NAY: Commissioner Valadez

KEY ISSUES: Recent multi-family construction in R-3 zones raised concerns over the impacts of such development on school enrollment, water and sewer capacity, and traffic volume. The Zoning Study concluded that the community will be adequately served based on the current development rate.

The compatibility of multi-family structures adjacent to or adjoining single-family lots is addressed through the establishment of a CSD and limited zone changes.

The zone change recommendation includes a limited number of parcels to change from R-3 (Limited

Multiple Residence) to R-2 (Two Family Residence) or R-1 (Single Family Residence). Any reduction in density where housing infill potential exists, especially in areas currently zoned for high density, could impact the County's fulfillment of affordable housing. The areas recommended for such change are either unsuitable for multi-family development or fragments of an existing R-2 or R-1 lot.

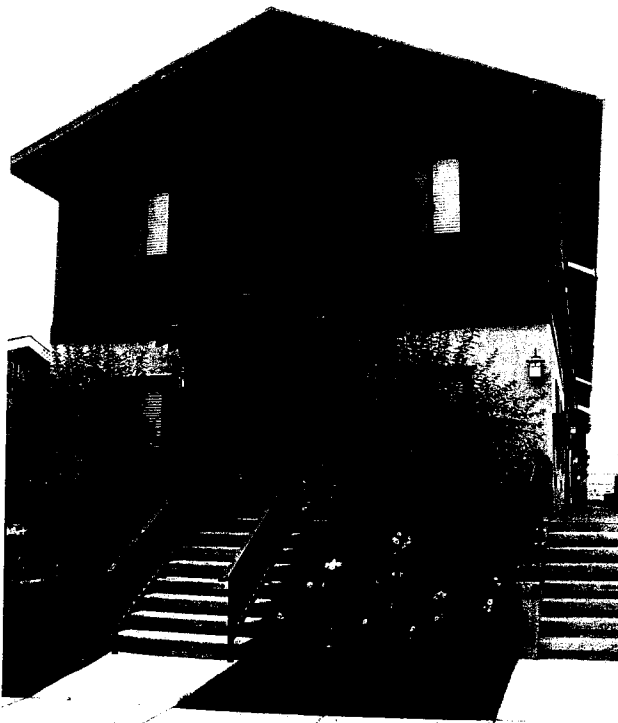
MAJOR POINTS FOR:

The proposed CSD provisions provide community specific development and design standards that will guide future multi-family development in R-3 zones whereas current Countywide policies do not address the needs of the community.

The proposed Zone Changes will improve current zoning patterns by correcting irregularities such as zoning boundaries inconsistent with parcel boundaries and by limiting multi-family development in areas where it may negatively impact the health, safety, and welfare of community residents.

MAJOR POINTS AGAINST:

Some R-3 zoned property owners felt that the imposition of additional standards on their lots would reduce their property's value and infringe upon their property rights.



LA CRESCENTA-MONTROSE

ZONING STUDY

OF ALL R-3 ZONED
UNINCORPORATED
PROPERTIES

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LOS ANGELES COUNTY
DEPARTMENT OF REGIONAL PLANNING

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EXECUTIVE SUMMARY

BACKGROUND

In February 2006, staff from the Department of Regional Planning (DRP) attended a meeting of the Crescenta Valley Town Council (CVTC) that focused on concerns over multi-family development on R-3 zoned properties in the unincorporated community of La Crescenta-Montrose. At the meeting, representatives from Crescenta Valley Heritage (CVH) and other stakeholders voiced distress over the extent of R-3 zoning, the pace of multi-family construction, and the impacts of such development on community character, school enrollment, water and sewer use, and traffic volume.

In response, the Board of Supervisors adopted Interim Urgency Ordinance No. 2006-0015U on March 7, 2006. This Urgency Ordinance, extended on April 11, 2006 and currently in effect, requires approval of a Conditional Use Permit (CUP) for new multi-family buildings and additions to existing multi-family buildings in the R-3 zone. In addition, the Board directed DRP staff to conduct a study of all R-3 zoned properties in the unincorporated community of La Crescenta-Montrose. Supervisor Michael Antonovich, who represents the community, stated:

“The report should address the compatibility and impacts of multiple-story buildings with the existing, predominant single-family and single-story development in this neighborhood. The report should include recommendations concerning whether any change to the zoning is required or if additional development standards are warranted. Lastly, this study should consider whether instituting some form of design review within this community is appropriate.”

STUDY METHODOLOGY

Over the course of several months, DRP staff has made a thorough effort to complete this study. Statistics and other data were collected from internal records, other County agencies, and the United States Census in order to ascertain historical development patterns and demographic shifts as well as projected trends. Additional information regarding service provision and infrastructure capacity was gathered from the Crescenta Valley Water District, the Glendale Unified School District, and the Los Angeles County Department of Public Works. Staff also conducted field work to gain an understanding of the community's character, observe the current level of development, and evaluate the design of existing multi-family buildings.

Input from community stakeholders was encouraged and considered as the study progressed. Comments were received from numerous citizens, property owners, the Crescenta Valley Town Council, the business community represented by the Crescenta Valley Chamber of Commerce, and other interested parties. DRP organized a community meeting held on June 21, 2006, for which over 7,000 property owners were notified and which was attended by approximately 120 stakeholders who expressed a variety of viewpoints through statements and survey forms. An additional meeting held on September 7, 2006 hosted over 200 attendees where DRP staff presented the findings from the zoning study, recommended zone changes, and proposed design standards.

EXECUTIVE SUMMARY (continued)

FINDINGS

The following information summarizes DRP findings which respond to the concerns raised by the community. These concerns included existing R-3 zoning pattern, traffic congestion, school overcrowding, water and sewer service capacity, excessive multi-family building construction and community character. Also briefly discussed is the concept of a Design Review Board as a means of addressing some of these concerns.

Zoning Pattern

- Approximately 6% of the acreage in La Crescenta-Montrose is zoned R-3. The acreage of R-3 zoning has remained relatively constant since 1949.
- Areas zoned R-3 are appropriate for multi-family development due to generally large lot sizes, access to major streets and freeways, proximity to commercial districts and other services, and the community's historical development pattern.
- In a few instances, minor changes to the R-3 zoning boundaries need to be made so that such boundaries follow parcel lines.

Effects of R-3 buildout on the Community and its Housing Stock

- The lots zoned R-3 are substantially "built-out." There are only twelve vacant R-3 lots left.
- There is potential for a maximum of 570 more dwelling units on the lots zoned R-3 (excluding R-3 lots occupied by churches, schools, the County or utilities). This assumes that all R-3 lots will be recycled or otherwise built to the maximum allowed. In the unlikely event that happens, there will be a total of 2,522 multi-family units in the community (1,952 existing + 570 potential).
- Future development of lots zoned R-3 is expected to be consistent with historic growth rates. At a rate of approximately 18 additional multi-family dwelling units per year, which has been the average over the past ninety years and over the last 15 years, the "build-out" potential of areas zoned R-3 will be reached over a period of about 32 years. This will cause an increase of 8% to the housing stock of unincorporated La Crescenta-Montrose over the thirty year period (7,108 total housing units in 2000+570 to be added if an R-3 buildout is realized) or a fraction of one percent per year. The impacts from such growth will be minimal.

Traffic

- According to figures provided by the County Department of Public Works, traffic congestion is not a major problem in La Crescenta-Montrose, with major streets and intersections within proximity of the R-3 zones operating at Level of Service B (reasonably free-flowing traffic) or C (constrained constant flow), mostly without congestion.
- DRP staff observed traffic on several different days and at different times of day and did not encounter gridlock conditions. It was noted that La Crescenta-Montrose enjoys better traffic conditions than most similar communities in Los Angeles County.
- The less-than-one-percent maximum annual growth of the total housing stock resulting from R-3 buildout of multi-family units in the unincorporated community of La Crescenta-Montrose will not likely change traffic conditions from reasonable free-flowing to gridlock traffic.

EXECUTIVE SUMMARY (continued)

Schools

- According to the 2000 U.S. Census, school-age children comprise approximately 20.22% of the population in the unincorporated community of La Crescenta-Montrose, and the community's average household size is 2.66.
- If all lots currently zoned R-3, except those occupied by churches, schools, the County, and utilities, were developed to their maximum capacity, the community's population could increase by 1,516 people, 307 of which could be school-age children. (Based on 2000 U.S. Census figures)
- In consideration of the projected 32 year period of continued multi-family housing development on lots zoned R-3, an increase of 307 school-age children will likely result. This would yield an annual increase of 10 school-age children per year. The potential increase is likely to be tempered by a decrease in school-age children from existing development due to the aging population of the community (the community's median age is 38.6).
- While the Glendale Unified School District does not take a position on the appropriateness of new development, officials have indicated that school enrollment has been declining precipitously, that school overcrowding is not currently an issue, and that impact fees are in place to assist the District in accommodating students in new developments.
- It is also important to note that the Glendale Unified School District serves an area much larger than La Crescenta-Montrose. Therefore, school overcrowding can be significantly affected by changes outside this unincorporated area and independent of land use regulations.

Water and Sewers

- While the Crescenta Valley Water District (CVWD) does not take a position on the appropriateness of new development, the agency's "2005 Urban Water Management Plan" includes provisions to accommodate a 24% increase in demand by 2025. This would suggest that CVWD should be able to serve the estimated future 8% increase in the community's housing stock attributable to R-3 maximum buildout.
- The CVWD sewer system is relatively new, having been constructed in the late 1970's to early 1980's, and agency officials indicate that it is operating at 30 to 40% of its capacity.

Community Character

- Future development on lots zoned R-3 will occur as "infill" in areas that already include a large number of existing multi-family buildings. Most of the lots zoned R-3 are appropriate for multi-family buildings due to large lot sizes and proximity to major streets, commercial districts, and other services.
- The County General Plan favors "infill" development and the provision of new housing to satisfy regional needs. Maintaining most of the current R-3 zoning is consistent with County policy.
- Each unincorporated community requires a mix of housing types to accommodate the County's diverse housing needs. New multi-family housing in La Crescenta-Montrose will serve single individuals, retirees, and other population groups that either do not desire or cannot afford single-family homes.

EXECUTIVE SUMMARY (continued)

- While a variety of housing types contributes to a more vibrant, aesthetically pleasing community, the blending together of such styles must be done carefully and thoughtfully in order for the mix to be successful. Appropriate development standards can make the difference.
- Many suggestions coming from the La Crescenta-Montrose community are in favor of such new R-3 development standards rather than zoning changes. Such new standards could help preserve community character while providing needed housing.

Community Survey

- The results of the survey taken during the June 21, 2006 community meeting suggest that a slight majority of the respondents supported the current zoning pattern but indicated a desire for design standards that would ensure new multi-family buildings reflect the community's character. A smaller number supported downzoning.

Design Review Board

DRP has previously addressed the issue of establishing a Design Review Board (DRB) for this as well as other unincorporated communities. To this end, it has looked at other Southern California jurisdictions that have such bodies in place, and it has assessed their effectiveness. In addition, it has considered the uniqueness and complexity of the County with its many diverse and geographically dispersed communities. The conclusion was that a Design Review Board would not be a practical solution for effectively addressing the issues facing La Crescenta-Montrose or any of the many other unincorporated communities of the County. Some of the disadvantages of DRB's are:

- Delay in project processing time without a noticeable improvement in the quality of design.
- Increased cost of processing both to the applicant and the jurisdiction.
- The diversity among the many unincorporated communities of the County would make the task for a countywide DRB nearly impossible while creating a DRB for each community would be impractical and costly.
- The subjective decisions of a DRB may lead to uncertain results, whereas a set of objective design and development standards (i.e. architectural, landscape, heights, setbacks, etc.) may lead to more predictable results.

RECOMMENDATIONS

- Make a limited number of zoning changes and plan amendments to correct irregularities in the existing zoning pattern (e.g. zoning boundaries that do not conform to parcel boundaries).
- Establish a set of design standards for new multi-family development that can be implemented and enforced through the creation of a Community Standards District (CSD). These standards will focus on enhancing the appearance of new multi-family buildings, particularly those adjacent to single family residence zones. Any exemption from the design standards established by the CSD will require an applicant to apply for a Modification.

OVERVIEW OF R-3 ZONES IN LA CRESCENTA-MONTROSE

COMMUNITY SETTING

The unincorporated community of La Crescenta-Montrose is nestled 2,700 feet above sea level in the foothills of the Angeles National Forest, bounded by the City of Glendale on the west and south and by the City of La Canada Flintridge on the east. It has a land area of 3.45 square miles.

Two major freeways provide access to La Crescenta-Montrose. The 210 Foothill Freeway runs east-west and bisects the community in the southern portion. The 2 Glendale Freeway runs north-south and connects to the 210 Freeway near the community's eastern border.

Two major thoroughfares serve the commercial needs of residents. The community's major east-west artery, Foothill Boulevard, hosts many major retailers. "Mon and pop" stores can be found on Honolulu Avenue in the "Montrose Shopping Park," directly adjacent to the community's southern border.

COMMUNITY PROFILE

| TABLE 1 | | |
|----------------------------|----------|----------|
| | 1990 | 2000 |
| Population | 16,968 | 18,532 |
| Median Age | 35.6 | 38.6 |
| Median Household Income | \$46,365 | \$60,089 |
| School Age Children (K-12) | 2,698 | 3,748 |
| Occupied Units | 6,551 | 6,967 |
| Average Household Size | 2.59 | 2.66 |
| Average Family Size | 3.10 | 3.22 |

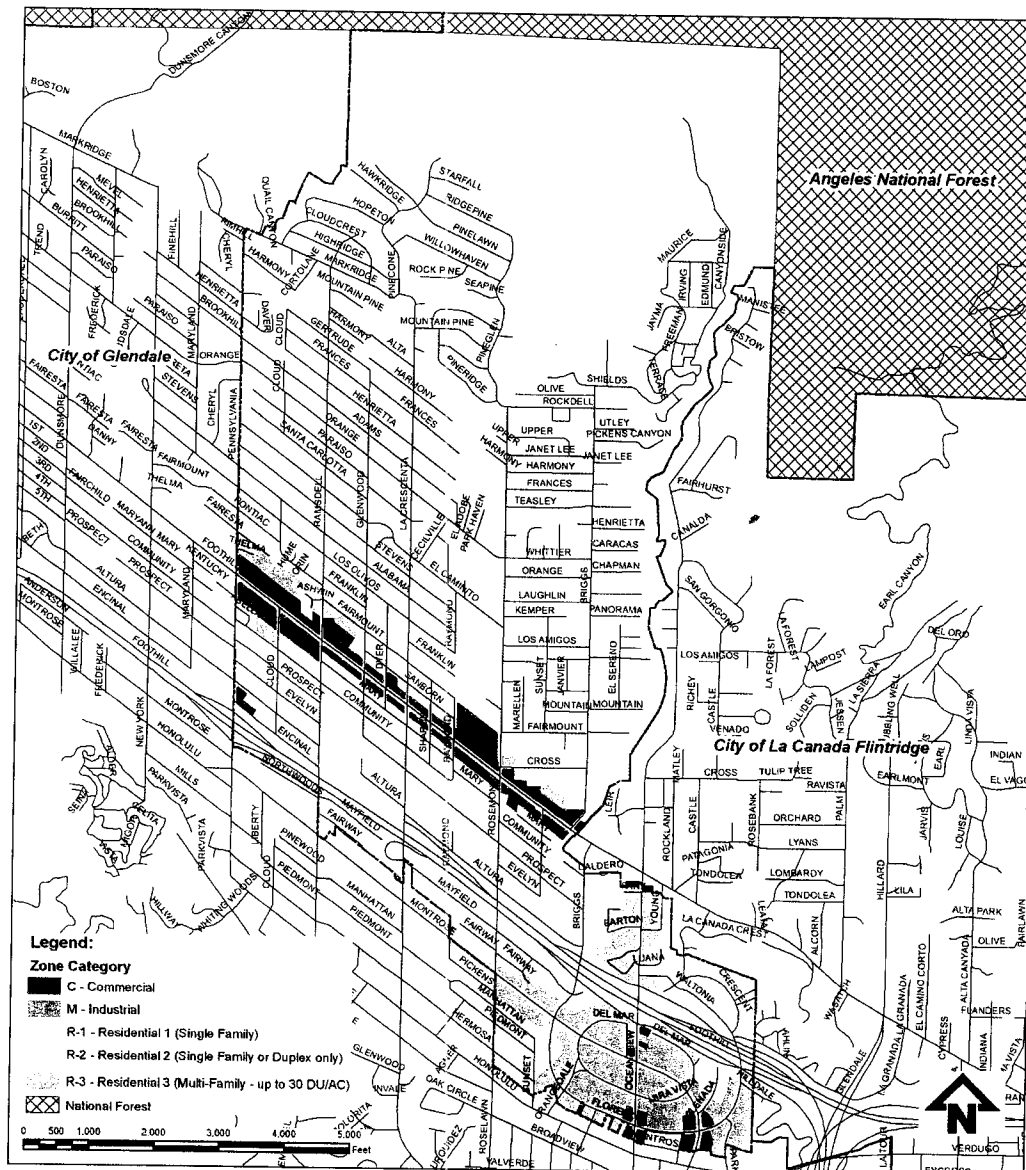
Sources: U.S. Census Bureau, 1990 & 2000 data.

ZONING PATTERN

Current zoning policy ensures that the unincorporated community of La Crescenta-Montrose will retain a suburban character defined by a predominance of single-family residences. While 89% of the community's acreage is zoned R-1 (allowing only single-family residences), only 6% is zoned R-3 (allowing multi-family buildings).

Parcels with R-3 zoning are not widely dispersed in the community. Most are located in the original Montrose tract between the Foothill Freeway and Honolulu Avenue, with its distinctive circular street pattern. Additional parcels are located along the Montrose Avenue corridor, directly west of the original Montrose tract, and along the Ocean View Boulevard corridor, directly north of the original Montrose tract. A few other clusters of R-3 zoning can be found further north, adjacent to the Foothill Boulevard corridor. **(See map on following page)**

OVERVIEW OF R-3 ZONES IN LA CRESCENTA-MONTROSE (continued)



ZONING HISTORY

R-3 zoning has existed in the unincorporated community of La Crescenta-Montrose for nearly 70 years. Los Angeles County Ordinance 2781 became effective on July 31, 1936, establishing zoning in the community for the first time. Most of the properties in the original Montrose tract, along with properties located along the Montrose Avenue corridor directly west of the original Montrose tract, were zoned R-3 to allow for multi-family buildings in addition to single-family residences and duplexes.

The zoning pattern in La Crescenta-Montrose was re-evaluated after the end of World War II. Los Angeles County Ordinance 5290 became effective on March 15, 1949, expanding the amount of R-3 zoning in the community to include additional properties in the original Montrose tract. R-3 zoning was also applied to several properties that had previously been designated for other land uses along the Ocean View Boulevard corridor and adjacent to the Foothill Boulevard corridor.

County Ordinances enacted in 1952, 1958, 1964, and 1974 further increased the amount of R-3 zoning in La Crescenta-Montrose but only affected about two dozen parcels. The acreage of R-3 zoning has remained relatively constant since 1949, and the location of parcels zoned for multi-family use remains largely consistent with the original zoning plan of 1936.

OVERVIEW OF R-3 ZONES IN LA CRESCENTA-MONTROSE (continued)

CURRENT LAND USE

Using official zoning maps and data obtained from the Los Angeles County Assessor's Office, DRP staff determined the current land use for the 380 lots that are currently zoned R-3 in the unincorporated community of La Crescenta-Montrose. This information is displayed in Table 2:

| TABLE 2 | | | | | | |
|--|------------------|------------------|----------------|---------------------|-------------------|-------------------|
| Current Land Use | | | | | | |
| Land Use | # of Lots | % of Lots | Acreage | % of Acreage | # of Units | % of Units |
| Single Family Residence | 109 | 28.7% | 18.87 | 18.3% | 109 | 5.6% |
| Duplex | 47 | 12.4% | 8.30 | 8.1% | 94 | 4.8% |
| Multi-Family | 199 | 52.3% | 66.10 | 64.1% | 1749 | 89.6% |
| Vacant | 12 | 3.2% | 1.65 | 1.6% | 0 | 0% |
| Other (schools, churches, etc.) | 13 | 3.4% | 8.12 | 7.9% | 0 | 0% |
| Total | 380 | 100% | 103.04 | 100% | 1952 | 100% |

Nearly all of the lots currently zoned R-3 are committed to residential use, with a majority occupied by multi-family buildings. Only 1.6% of the R-3 acreage remains vacant.

HISTORICAL DEVELOPMENT

Over the past 86 years, 1,952 dwelling units have been built on the lots currently zoned R-3. All but 203 of these dwelling units are in multi-family buildings, with the remainder in single-family residences and duplexes.

Using data obtained from the Los Angeles County Assessor's Office, DRP staff determined when all multi-family dwelling units were constructed in the unincorporated community of La Crescenta-Montrose. This information, sorted by decade, is displayed in Table 3:

| TABLE 3 | | |
|------------------------------|-------------------------|--|
| Development by Decade | | |
| Timeframe | # MF Units Built | Average # MF Units Built Per Year |
| 1920-1929 | 62 | 6.2 |
| 1930-1939 | 18 | 1.8 |
| 1940-1949 | 180 | 18.0 |
| 1950-1959 | 313 | 31.3 |
| 1960-1969 | 373 | 37.3 |
| 1970-1979 | 195 | 19.5 |
| 1980-1989 | 329 | 32.9 |
| 1990-1999 | 166 | 16.6 |
| 2000-2006 * | 113 | 18.8 |
| 1920-2006 * | 1749 | 17.5 |

* Data for 2004, 2005, and 2006 obtained from building permits

La Crescenta-Montrose is not currently experiencing a surge in multi-family development relative to historical trends. The annual addition of multi-family housing units during the 2000's is only slightly higher than it was during the 1990's and is much lower than it was during the 1950's, 1960's, and 1980's.

OVERVIEW OF R-3 ZONES IN LA CRESCENTA-MONTROSE (continued)

NEIGHBORHOOD CHARACTER

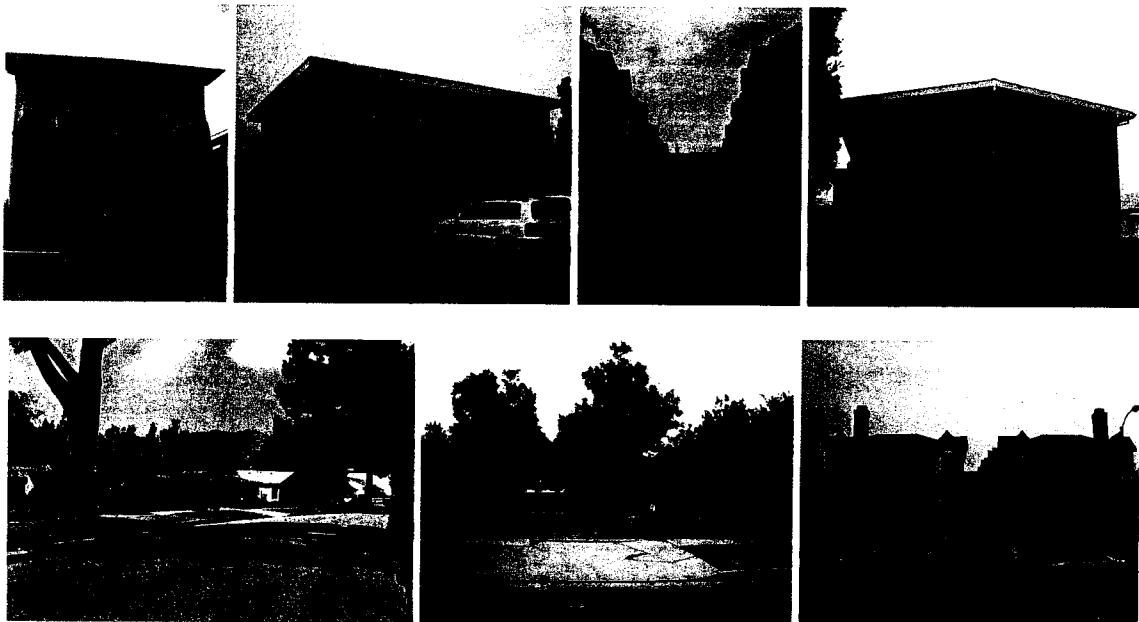
A number of residents move to La Crescenta-Montrose with the intent to purchase property as an investment for future development, while others simply enjoy its small town character and wish it to remain untouched. Additionally, various services and amenities such as the quality of education have drawn new residents to the area.

Single Family Dwellings



The majority of single family homes are located north of the 210 Foothill Freeway and zoned R-1. Single family homes zoned R-3 are typified by their single story character. Narrow driveways lead to parking areas or garages to the rear of the home. There is no single distinct characteristic that links all of the R-3 single family homes. A wide array of architectural styles can be found.

Multi-Family Dwellings



Multi-family dwellings come in all shapes and sizes, ranging from three-story buildings to single-story flats. Seemingly single family homes at first glance, many of the single-story homes fronting the street are backed by additional homes sharing a driveway. Newer developments tend to maximize its allowed height and are built two- to three-stories tall. Entrances to these homes usually do not front the street.

OVERVIEW OF R-3 ZONES IN LA CRESCENTA-MONTROSE (continued)

Design Concerns

Community residents voiced concern over recent multi-family developments that were viewed as out of scale “monstrosities” and deviations from the community character. Height, mass, screening, and architectural design were among the characteristics that separated the new developments from old ones.

The establishment of a Community Standards District (Appendix A) addresses the design concerns expressed by the community. It will institute new development standards and design guidelines for future multi-family residential developments in R-3 zones. Landscaping, building articulation, and building setback are among the requirements used to mitigate the negative effects of multi-family structures.

Where R-3 zoned properties abut a single- or two-family residence zone in any jurisdiction, more restrictive design standards apply to ensure that sufficient measures are taken to protect the health, safety, and welfare of adjacent R-1 and R-2 property owners while property rights of the R-3 property owner are maintained.

BUILD-OUT ANALYSIS FOR R-3 ZONES IN LA CRESCENTA-MONTROSE

METHODOLOGY

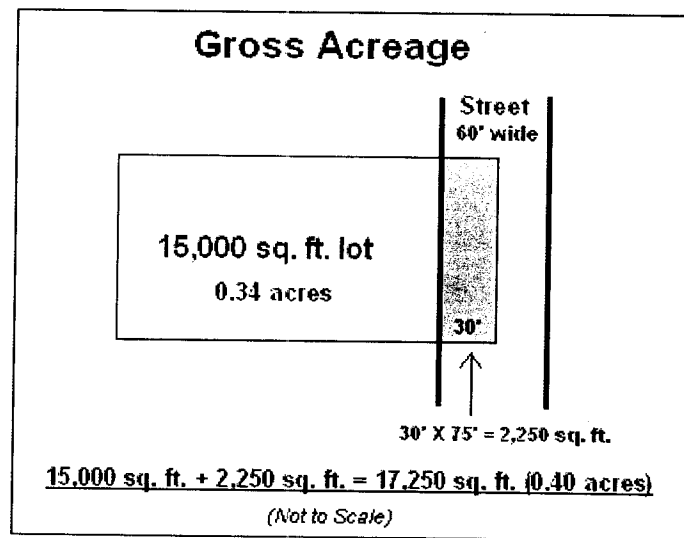
In order to determine the potential for additional development on properties zoned R-3 in La Crescenta-Montrose, DRP staff conducted a thorough analysis of each lot. Data concerning existing land use, lot size, and ownership was obtained from the Los Angeles County Assessor's Office to complete this analysis.

Lots with R-3 Zoning and Urban 3 General Plan Designation

360 of the 380 lots currently zoned R-3 are located in the Urban 3 category of the General Plan, which allows for the development of a maximum of 22 units per gross acre (or 1 unit per each 1,980 square feet of gross lot area). The lower density of the Urban 3 General Plan designation takes precedence over the higher density of the R-3 zoning designation.

To determine the maximum dwelling unit capacity for these lots, gross acreage must be used. Gross acreage includes the lot area along with half the area of any adjacent streets or other right-of-ways.

Example: A lot contains 15,000 square feet. It has 75 feet of frontage along an adjacent street that is 60 feet in width. The parcel's gross acreage includes half of the area of the adjacent street (75 feet multiplied by 30 feet equals 2,250 square feet), for a total of 17,250 square feet (0.40 acres). See Diagram below:



Note: Official Assessor's maps were used to determine the width of all streets and other right-of-ways adjacent to each lot.

The gross acreage of each of the 360 lots was computed and multiplied by 22 to determine the maximum number of dwelling units permitted on each lot. Pursuant to the policies of the General Plan, the resulting sum was rounded down to the nearest whole number.

Example: A lot contains 0.80 gross acres. 0.80 multiplied by 22 equals 17.6, which is rounded down to 17.0. Therefore the maximum dwelling unit capacity for the lot is 17 dwelling units.

Lots with R-3 Zoning and Major Commercial General Plan Designation

20 of the 380 lots currently zoned R-3 are located in the Major Commercial category of the General Plan. As this General Plan category does not specify a maximum number of dwelling units per gross acre, the density of the R-3 zoning designation is applied. The R-3 zone allows for the development of a maximum of 30 units per net acre.

To determine the maximum dwelling unit capacity for these lots, net acreage must be used. Net acreage does not include any part of the area of any adjacent streets or other right-of-ways. The net acreage of each of the 20 lots was computed and multiplied by 30 to determine the maximum number of dwelling units permitted on each lot. Pursuant to the policies of the Zoning Code, the resulting sum was rounded down to the nearest whole number.

Example: A lot contains 0.85 net acres. 0.85 multiplied by 30 equals 25.5, which is rounded down to 25.0 Therefore the maximum dwelling unit capacity of the lot is 25 dwelling units.

RESULTS

Using the methodology described above, DRP staff determined the buildout for additional development on parcels zoned R-3 in La Crescenta-Montrose.

The dwelling unit capacities for each lot were computed into a total buildout capacity of **2,754 dwelling units** on all lots currently zoned R-3. As there are currently 1,952 dwelling units on all lots currently zoned R-3, there is a capacity for **an additional 802 dwelling units**.

While an additional 802 dwelling units are theoretically possible, this number includes the potential for additional development on 11 lots that are currently occupied by churches, private schools, the County, and private utilities. It is unlikely that these lots will be redeveloped for multi-family use in the foreseeable future. If the dwelling unit capacity for these lots is subtracted from the total of an additional 802 dwelling units, there is a remaining capacity for **an additional 570 dwelling units**.

LIMITATIONS

The dwelling unit capacity numbers are theoretical. For the total capacity to be reached, each and every lot containing fewer dwelling units than permitted under current land use policy would have to be redeveloped, and this is not likely to occur in the foreseeable future, if ever. It is more likely to observe buildout on vacant, single-family, and duplex lots than on lots with existing multi-family. Thus a more probable development potential figure is lower than 570 dwelling units.

The dwelling unit capacity might be increased by the combination of lots that are adjacent to each other.

Example: Two adjacent lots each yield 5.6 dwelling units. Since County policy requires that this capacity be rounded down to the nearest whole number, each lot can only yield 5 dwelling units, for a total 10. However, if the lots were combined, the larger parcel could yield 11.2 dwelling units, which would be rounded down to 11, for a net density increase of one dwelling unit.

In reality, dwelling unit capacity will be lower than the theoretical because development standards for the R-3 zone often make it difficult, if not impossible, to develop a lot to its full dwelling unit capacity. Application of development standards concerning building height, setbacks (open space), and off-street parking will reduce the overall dwelling unit capacity.

PROJECTED RATE OF DEVELOPMENT

The capacity numbers determined by DRP staff are theoretical in nature and subject to the limitations described above. In addition, the build-out of properties in the unincorporated community of La Crescenta-Montrose currently zoned R-3 is likely to occur over an extended period of time, if ever.

It is difficult to predict future economic trends and the attractiveness of investment in residential real estate. If property values continue to increase and the demand for housing remains strong, build-out could occur relatively quickly, but it should be noted that development has not greatly accelerated in recent years despite an unprecedented increase in property values, regional population growth, and demand for new housing.

Historical development trends in La Crescenta-Montrose provide the best insight into future housing construction on lots zoned R-3. Table 4 presents several different build-out scenarios using the capacity numbers determined by DRP staff and the rate of multi-family development during several historical timeframes:

| TABLE 4 | | | |
|--|--|--|--|
| Build-out Scenarios | | | |
| | 1920-2006 Growth Rate (17.5 MF D.U. per year) | 2000-2006 Growth Rate (18.8 MF D.U. per year) | 1960-1969 Growth Rate (37.3 MF D.U. per year) |
| 802 MF D.U. Build-Out <i>(all lots)</i> | 45.83 years | 42.66 years | 21.50 years |
| 570 MF D.U. Build-Out <i>(all lots except those occupied churches, schools, County, and utility)</i> | 32.57 years | 30.32 years | 15.28 years |

Even if the rate of development was to return to the “boom years” of the 1960’s and remain there, a highly unlikely scenario, build-out of the R-3 zones would not occur for 15 to 20 years. More likely scenarios would be for the rate of development to remain at its current pace or to reflect the long-term historical pace of La Crescenta-Montrose. In either scenario, build-out of the R-3 zones would not occur for 30 to 45 years.

CONCLUSION

1) Those areas of La Crescenta-Montrose currently zoned R-3 are substantially built out.

The lots currently zoned R-3 in La Crescenta-Montrose contain 1,952 dwelling units. If all lots currently zoned R-3 were developed to their maximum dwelling unit capacity, the number of dwelling units could increase by 41.1% to a total of 2,754. However, if lots currently occupied by churches, private schools, the County, and private utilities are excluded, the number of dwelling units could increase by 29.2% to a total of 2,522.

It should also be noted that nearly all the lots most likely to be redeveloped (i.e. those which are vacant or occupied by single-family houses and duplexes) are widely dispersed throughout those areas currently zoned R-3. Future development is likely to occur as “infill” adjacent to existing multi-family development rather than in areas where no multi-family housing currently exists.

2) Future development in areas currently zoned R-3 will not greatly increase housing stock in the entire La Crescenta-Montrose community.

According to the 2000 United States Census, there are 7,108 dwelling units in the entire unincorporated La Crescenta-Montrose community. If all lots currently zoned R-3 were developed to their maximum dwelling unit capacity, the number of dwelling units in the entire La Crescenta-Montrose could increase by 11.3% to a total of 7,910. However, if lots currently occupied by churches, private schools, the County, and private utilities are excluded, the number of dwelling units could increase by 8% to a total of 7,678.

3) Future development in areas currently zoned R-3 will occur over the course of decades, allowing for a modest growth in multi-family dwelling units each year.

As demonstrated above, the theoretical build-out of all lots currently zoned R-3 is likely to occur over a period of 30 to 45 years. Continued development of multi-family housing in La Crescenta-Montrose is projected to remain consistent with historical growth rates, adding approximately 20 dwelling units to the entire community's housing stock each year. This modest growth rate will increase the number of dwelling units in the entire La Crescenta-Montrose community by **less than a fraction of one percent per year.**

4) A Community Standards District and limited number of zone changes and plan amendments adequately addresses the issues presented by the community, whereas downzoning of all R-3 properties is unsubstantiated.

The projected theoretical 8% growth rate does not warrant a roll back of R-3 zones to decrease the rate of development. The community has experienced far more rapid development in the 1950s, 1960s, and 1980s without jeopardizing the welfare of residents. A more reasonable mitigation to the concerns raised by the construction of multi-family is the establishment of a CSD and a limited number of zone changes and plan amendments.

The CSD institutes design guidelines for all R-3 zoned properties to ensure that any negative impacts imposed by multi-family dwellings are mitigated. R-3 zoned properties abutting a single-family or two-family residence zone are subject to the more restrictive standards to provide reasonable buffering between the two zones. A total of 41 properties will be affected.

A limited number of zone changes and plan amendments (**See Appendix B**) will improve the zoning pattern, ensuring that future development occurs in the proper location.

SCHOOLS

Attendance Area

Schools in the La Crescenta-Montrose area are overseen by the Glendale Unified School District (GUSD). Serving the La Crescenta-Montrose area are five elementary schools, one middle school, one high school, and one magnet high school. School attendance boundaries do not line up precisely with jurisdiction lines so all five of the elementary schools accept students from adjacent cities (see map on page 16). The inclusion of students from other jurisdictions increases the total number of students attending schools that service the unincorporated area, thus giving the impression that all students attending the schools are La Crescenta-Montrose residents when in fact not all are.

School Enrollment

In the past few years, there has been a district-wide trend of declining school enrollment in the Glendale Unified School District. Enrollment figures for the district dropped from 30,329 in 2001-02 to 27,852 in 2005-06, an 8% decrease over a period of five years. At this time it is forecasted that this trend will not stop soon. “We don’t see an end to declining enrollment,” said Stephen Hodgson, the district’s chief business and financial officer, in an interview with the *LA Daily News*. “It’s certain at some point in time we’ll stop declining. We’ve seen cycles before but we haven’t seen cycles like this in probably 25 years or more.” The outlook stated by the District’s chief business and financial officer reflects GUSD’s projection on declining enrollment for the next several years.

School Capacity

A site capacity analysis performed by GUSD in 2000-01 set the standard for the number of students each school is able to accommodate. This number is calculated based on loading standards according to the California Code of Regulations. The rules and assumptions given to establish the loading standards generate the gross capacity allowed at each school. The gross capacity implies that the exact number of students are available to fill each room at the loading standard. Since this is not the case in reality, a net figure is used to determine the actual utilization factor. This demonstrates that classes may not be utilized at full capacity.

Classes may be closed due to a low enrollment rate thus capacity is not maximized. The school district has stated that due to the decline in enrollment, additional students would be welcomed.

ANALYSIS OF IMPACTS (continued)

TABLE 5

| Glendale Unified School District - La Crescenta Schools | | | | | | | | | | | |
|---|--------------------|---------|---------|---------|---------|---------|--------------------------|---------|---------|---------|--------------------|
| School | Actual Enrollment* | | | | | | Enrollment Projections** | | | | School Capacity*** |
| | 2000-01 | 2001-02 | 2002-03 | 2003-04 | 2004-05 | 2005-06 | 2006-07 | 2007-08 | 2008-09 | 2009-10 | 2000-01 |
| District Total | 30,273 | 30,329 | 29,795 | 29,366 | 28,659 | 27,852 | 27,248 | 26,632 | 25,982 | 25,482 | 32,030 |
| Fremont Elementary | 652 | 621 | 608 | 586 | 594 | 610 | 618 | 629 | 626 | 650 | 650 |
| La Crescenta Elementary | 546 | 554 | 537 | 541 | 520 | 534 | 520 | 504 | 513 | 530 | 550 |
| Monte Vista Elementary | 635 | 648 | 659 | 641 | 612 | 580 | 566 | 560 | 557 | 534 | 650 |
| Mountain Avenue Elementary | 550 | 563 | 576 | 615 | 615 | 610 | 614 | 589 | 572 | 562 | 515 |
| Valley View Elementary | 449 | 446 | 457 | 456 | 456 | 448 | 458 | 462 | 462 | 465 | 500 |
| Rosemont Middle School | 1,323 | 1,383 | 1,435 | 1,420 | 1,415 | 1,402 | 1,381 | 1,397 | 1,386 | 1,341 | 1,230 |
| Crescenta Valley High School | 2,345 | 2,430 | 2,562 | 2,725 | 2,818 | 2,808 | 2,849 | 2,829 | 2,814 | 2,819 | 2,800 |
| Clark Magnet High School | 960 | 1,052 | 1,044 | 1,061 | 1,071 | 1,072 | 1,066 | 1,039 | 1,017 | 989 | 1,175 |
| Total | 7,460 | 7,697 | 7,878 | 8,045 | 8,101 | 8,064 | 8,072 | 8,009 | 7,947 | 7,890 | 8,070 |
| Increase/Decrease | --- | 237 | 181 | 167 | 56 | -37 | -10 | -63 | -62 | -57 | --- |
| Percentage of Total Seat Capacity (2000-01) | 92% | 95% | 98% | 100% | 100% | 100% | 100% | 99% | 98% | 98% | 100% |

Source: Glendale Unified School District

*Does not include Special Ed enrollment.

**Based on historical trends and calculating how enrollment will be affected as students move through the grade levels.

***Maximum overall school capacity figure used based on 2000-01 school year.

Student Population

3,748 (based on 2000 Census figures of students enrolled between grades K-12) of the 18,532 residents of the unincorporated La Crescenta-Montrose community are school aged, enrolled children. That equates to 20.22% of the La Crescenta-Montrose population.

DRP found that a total of 570 additional dwelling units are allowed by zoning. Applying the 20.22% rate of number of school aged, enrolled children, there is a possibility of an additional 307 children over a 32 year period. It is unlikely that all 307 children will be enrolled in school at the same time in the same grade, i.e. all of them will be first graders. Rather, it is more likely that the children will be variably distributed across the grades.

Pupils Per Dwelling Unit

Developer fees are established in order to mitigate the costs associated with new school construction for students from new housing developments. In order to determine what the costs are, school enrollment forecasters correlate the relationship between annual residential development and student enrollment growth. The method used is based on a pupil per dwelling unit ratio. This ratio is multiplied by the number of new residential units to yield the forecasted number of students. As seen in Table 6, it is shown that multi-family homes yield fewer students per unit than single-family homes.

| TABLE 6 | | | | |
|--------------------------|------------|------------|-------------|-------------|
| Students Per Unit | | | | |
| Unit Type | K-6 | 7-8 | 9-12 | K-12 |
| Single-Family | 0.18 | 0.07 | 0.14 | 0.40 |
| Multi-Family | 0.15 | 0.05 | 0.11 | 0.31 |

Source: Glendale Unified School District

Birth Rates & Aging Population

Birth rates across the county, as well as statewide, have declined over the years. For Los Angeles County alone, the State Department of Finance (DOF) reports a 4% decrease in births between 2000 and 2004. An overall decrease of 26% was observed between 1990 and 2004. As stated on DOF's website, "projected enrollment over the next decade is expected to decrease in Los Angeles County by 9.6% due to declining birth cohorts and an expected slowdown in migration."

If this trend persists, young couples are unlikely to have the higher number of children couples in previous years had. Additionally, the baby boom generation which comprises a large portion of our population is entering its retirement years. With this large population out of child bearing age, it can be observed that the high number of births generated by the baby boom generation would not occur in the near future. Thus, this will drive down the number of children entering into schools.

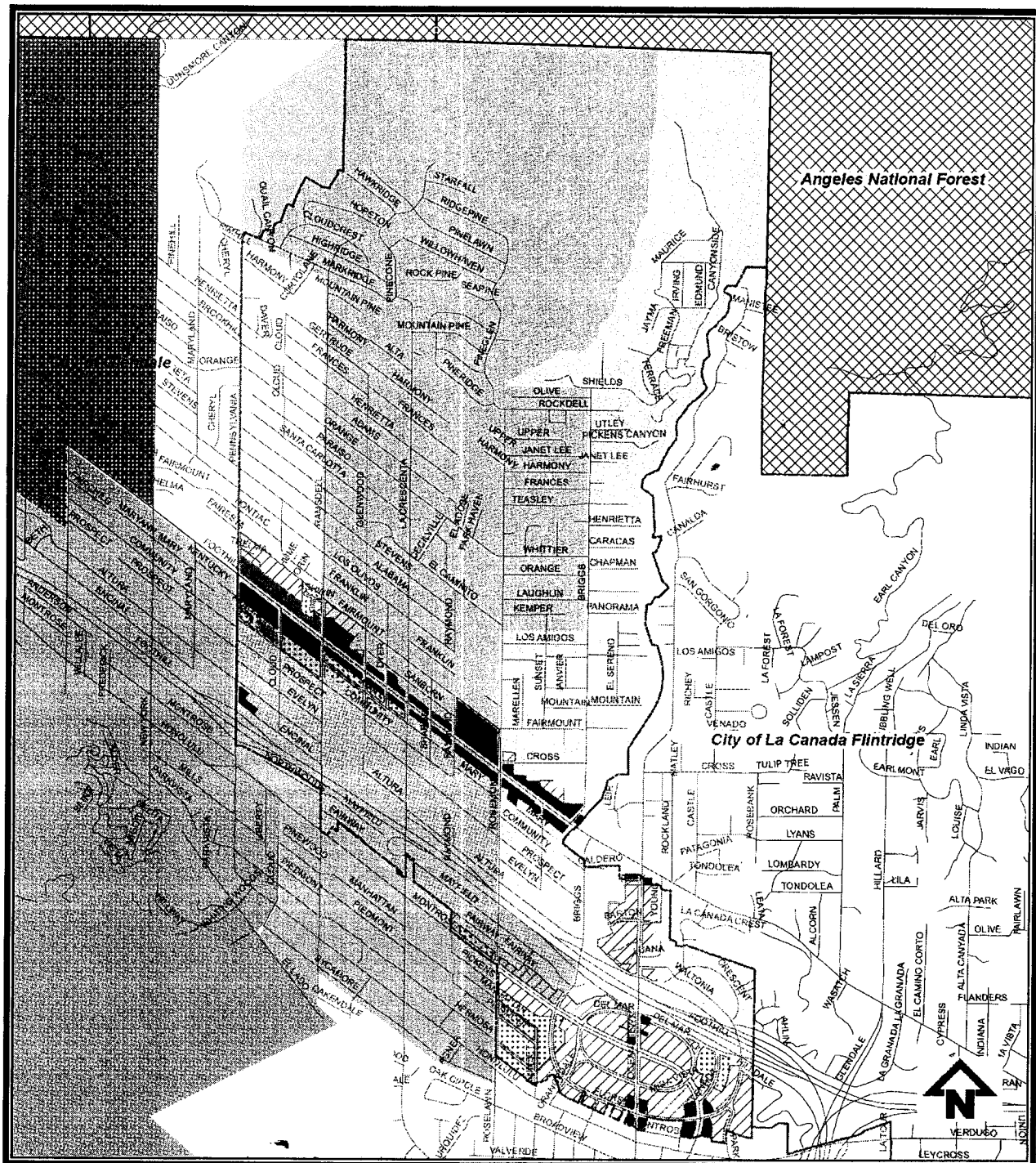
Based on the median (38 years old) age of the community, it is unlikely that there will be a surge in the number of school age children even with the addition of new multi-family units.

State Code









California Government Code sections 65995-65998 declare that the financing of school facilities and the mitigation of the impacts of land use approvals are matters of statewide concern. Development fees collected by the school district are "deemed to be full and complete mitigation of the impacts of any legislative or adjudicative act ... involving, but not limited to, the planning, use, or development of real property."

Pursuant to Government Code Section 65996(b), "... a state or local agency may not deny or refuse to approve a legislative or adjudicative act ... involving the planning, use, or development of real property or any change in governmental organization or reorganization ... on the basis that school facilities are inadequate."

Therefore, state law does not authorize downzoning as mitigation for school impacts.



SCHOOL ATTENDANCE BOUNDARY MAP

-  Dunsmore Elementary
-  Fremont Elementary
-  La Crescenta Elementary
-  Lincoln Elementary
-  Monte Vista Elementary
-  Mountain Ave Elementary
-  Valley View Elementary
-  La Crescenta-Montrose Boundary

Rosemont Middle School serves all of the elementary schools listed above

*School attendance boundaries do not follow jurisdictional boundaries

Source: Glendale Unified School District

WATER SUPPLY***Service Area***

The Crescenta Valley Water District (CVWD) serves approximately a four square mile area comprised of La Crescenta, Montrose and small portions of the cities of Glendale and La Canada Flintridge. The CVWD is supplied with water from the Foothill Municipal Water District (FMWD), the local water wholesaler. The FMWD is in turn supplied by the Metropolitan Water District of Southern California (MWD), the regional water wholesaler.

Source

Anywhere from 40 to 60 percent of the water supply obtained by CVWD is from FMWD, with this number fluctuating depending on water supply conditions and demand. The remaining supply is fulfilled through local groundwater located in the Verdugo Basin. A majority of the water rationed from CVWD is groundwater based. Replenishment of the groundwater source is dependent upon the annual level of rainfall.

Demand

CVWD's rate of demand stands at 7.5 million gallons per day (mg/d). If the water district maximizes the amount of water they are able to obtain, it would equate to 14 mg/d, 4.5 mg/d of which would consist of ground water and the remaining of imported water. The water district is able to meet current water demands. In the *Crescenta Valley Water District 2005 Urban Water Management Plan*, their projections out to 2025 demonstrate that they are still able to obtain supply for the anticipated demand.

Shortages

CVWD's 2005 *Urban Water Management Plan* indicates factors that may impact the supply of water which include earthquakes, fire storms, and energy outages at treatment and pumping facilities. Although the CVWD does not foresee any shortage issues in the near future, plans for long-term water-supply reliability are in place in the event that the need arises. Additional sources of water supply include: 1) purchases from the FMWD or MWD, 2) recycled water, 3) conjunctive use, 4) purchased water from the City of Los Angeles, 5) water conservation, and 6) transfer and exchange opportunities.

Emergency Reserves

According to the CVWD, they have not encountered a need to tap into emergency water reserves but in the event that the need arises, an emergency supply is accessible through an interconnection with the City of Glendale. Also, the water district has applied for a Prop 50 grant for water from the City of Los Angeles for 1.1mg/d to keep as an emergency reserve.

Developer Fees

When building new homes, both single and multi-family, developers are required to pay a developer's fee to cover the cost of infrastructure improvement. The fee is assessed on a square footage basis. Therefore, the cost of water upgrades does not fall on the shoulders of current residents but rather, has been mitigated at the onset of the development.

Cost increases passed on to residents would result from the need for more imported water. Groundwater costs a third less than purchased imported water. During drought years or disasters when the basin is not replenished or available for pumping, higher volumes of water must be purchased to adequately supply the community. The CVWD does not foresee increases in water costs attributed to an increase in population but rather by means of natural disasters or terrorist activities.

| TABLE 7 | | | |
|--|-------------|-------------|-------------|
| Ratio of Groundwater to Surface Water | | | |
| | 2000 | 2004 | 2005 |
| Groundwater | 70% | 40% | 68% |
| Foothill Municipal Water District | 30% | 60% | 32% |

Source: Crescenta Valley Water District

| TABLE 8 | | | | | | |
|--|-------------|-------------|-------------|-------------|-------------|----------------|
| Water Consumption | | | | | | |
| (million gallons) | | | | | | |
| Months | 2001 | 2002 | 2003 | 2004 | 2005 | Average |
| January | 127.31 | 130.37 | 123.64 | 127.4 | 103.29 | 122.40 |
| February | 86.84 | 94.28 | 97.12 | 100.97 | 94.10 | 94.66 |
| March | 107.59 | 124.25 | 128.61 | 129.4 | 102.68 | 118.51 |
| April | 83.96 | 110.84 | 96.64 | 113.55 | 133.51 | 107.70 |
| May | 146.86 | 149.47 | 156.36 | 156.43 | 149.39 | 151.70 |
| June | 144.54 | 138.07 | 120.34 | 149.23 | 161.68 | 142.77 |
| July | 176.77 | 213.38 | 185.08 | 194.62 | 196.09 | 193.19 |
| August | 173.65 | 173.04 | 164.46 | 167.06 | 198.10 | 175.26 |
| September | 204.1 | 204.94 | 200.8 | 194.11 | 171.53 | 195.10 |
| October | 156.14 | 147.55 | 161.77 | 149.46 | 153.26 | 153.64 |
| November | 153.56 | 163.23 | 159.02 | 140.03 | 139.02 | 150.97 |
| December | 93.97 | 102.09 | 103.9 | 91.67 | 133.13 | 104.95 |
| Annual (Million Gallons) | 1,655.30 | 1,751.49 | 1,697.74 | 1,713.93 | 1735.78 | 1,710.85 |
| Percent Change from Previous Year | --- | 5.49% | -3.17% | 0.94% | 1.26% | --- |

Source: Crescenta Valley Water District

| TABLE 9 | | | | |
|---|-------------|-------------|-------------|-------------|
| Projected Normal Year Supply and Demand Comparison | | | | |
| AF/Y (acre feet per year) | | | | |
| | 2010 | 2015 | 2020 | 2025 |
| Supply total | 5,303 | 5,941 | 6,244 | 6,563 |
| Demand total | 5,303 | 5,941 | 6,244 | 6,563 |
| Difference | 0 | 0 | 0 | 0 |
| Difference as % of Supply | 0% | 0% | 0% | 0% |
| Difference as % of Demand | 0% | 0% | 0% | 0% |

Source: Crescenta Valley Water District

SEWER CAPACITY

The Crescenta Valley Water District sewer system consists of 64 miles of mainline sewer and 27 miles of house-connection laterals, all constructed in the late 1970's to the mid 1980's. The CVWD collects the wastewater but does not treat it. The wastewater is transported to a treatment plant owned by the City of Los Angeles.

Sewer costs are based on a "flow" and "strength" meter. All of the sewage is funneled to one pipe where the meter is located to determine output. On average, they are at 1.9mg/d of output which is 30-40% of capacity. Based on existing models, the CVWD finds that the main connecting points are sufficient to support the flow of sewer.

| TABLE 10 | | | | | | | | | | | | | |
|-----------------------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|--------------|
| Sewer Output 2005 | | | | | | | | | | | | | |
| (million gallons per month) | | | | | | | | | | | | | |
| Month | Jan | Feb | Mar | Apr | May | Jun | Jul | Aug | Sep | Oct | Nov | Dec | Total |
| Output | 59.67 | 57.55 | 56.16 | 58.29 | 67.76 | 64.64 | 63.92 | 59.89 | 56.69 | 57.57 | 54.48 | 55.43 | 712.05 |

Source: Crescenta Valley Water District

TRAFFIC

The Foothill Freeway bisects the unincorporated community of La Crescenta-Montrose. A number of routes are considered major or secondary highways servicing the area including: Montrose Avenue, Ocean View Boulevard, Rosemont Avenue, and Foothill Boulevard. The proximity of Montrose to a major freeway makes it ideal as an area of higher density development.

Traffic Counts

Traffic counts provide an indicator of the number of vehicles that travel on a street during a 24-hour period and the number of vehicles during a given peak time. These numbers are used to help determine the service level the streets are currently at and to help project its future usage. Montrose Avenue is designated as a major highway and Ocean View Boulevard as a secondary highway by the Los Angeles County Highway Plan. The Department of Public Works measures traffic volumes on these highways.

Taking Ocean View Boulevard for example, counts taken north of Montrose Avenue indicate that traffic volume has decreased between 2001 and 2004 by 7% even though it is a major thoroughfare leading to the Foothill Freeway. Counts taken south of Montrose Avenue have fluctuated between 2000 and 2007 with an increase or decrease by approximately 1000 vehicles every other year.

Level of Service

Level of service (LOS) is defined by the California Department of Transportation as a qualitative measure of operating conditions within a traffic stream, and their perception by motorists and/or passengers. These conditions are generally described in terms of such factors as speed, travel time, freedom to maneuver, comfort, convenience, and safety.

LOS rankings of Ocean View Boulevard at the Foothill Freeway on-ramp identify levels of inflowing and outgoing traffic that may affect local community traffic volume. Table 13 shows that in 2004, the level of service on Ocean View Boulevard at the westbound 210 Freeway is at an LOS level of B in the morning and C in the evening (LOS B defined as stable operation where there is a reasonable level of free-flow traffic. In LOS C drivers may sit through more than one red signal). 2006 projections show that the traffic level does not increase enough to change its LOS designation. Similarly, levels on Ocean View Boulevard at the eastbound 210 Freeway remain at C in both the morning and evening hours.

Field Study

Field trips conducted by DRP staff showed that traffic at various times during the day was minimal. Staff drove the streets of Montrose during weekdays at 8:00am, 10:00am, 11:30am, 3:00pm, and 4:30pm. The most traffic observed was located at streets where parents were picking up or dropping off their children for school. During this period, parents were parked on the side of the street waiting for their children. At Rosemont Middle School, a short line of cars were waiting on Rosemont Avenue to turn into the parking lot for student pick up. Just a few blocks west, drivers are able to use La Crescenta Avenue or Ramsdell Avenue as alternate north-south routes.

Household Trip Generation

The California Department of Transportation has published trip generations in their 2000-01 *Statewide Travel Survey*. Trip generation data demonstrates the number of trips a household will make in a given day. The data was collected for a weekday per driver by household size and type. The following table shows that at any given household size, single family homes tend to generate more trips during a day than do a multi-family homes.

| TABLE 11 | | |
|-----------------------------------|--------------------------|-----------------|
| Driver Trips* by Household | | |
| Household Size | Housing Unit Type | |
| | Single | Multiple |
| 1 | 3.5 | 2.7 |
| 2 | 5.9 | 4.9 |
| 3 | 6.9 | 4.3 |
| 4 | 8.7 | 4.9 |
| 5+ | 8.2 | 3.5 |

Source: California Department of Transportation

*Driver trips: Include automobile, pickup truck, RV, sport utility vehicle, van, truck, & motorcycle/moped

TABLE 12*

Average Daily Traffic Volumes (ADT)

Selected Intersections

| Street | ADT for 2000 | | | ADT for 2001 | | | ADT for 2002 | | | ADT for 2003 | | | ADT for 2004 | | | ADT for 2005 | | | ADT for 2006 | | |
|--|-------------------|----------------------|----------------------|-------------------|----------------------|----------------------|-------------------|----------------------|----------------------|-------------------|----------------------|----------------------|-------------------|----------------------|----------------------|-------------------|----------------------|----------------------|-------------------|----------------------|----------------------|
| | 24 Hour Volume | AM Peak Volume | PM Peak Volume | 24 Hour Volume | AM Peak Volume | PM Peak Volume | 24 Hour Volume | AM Peak Volume | PM Peak Volume | 24 Hour Volume | AM Peak Volume | PM Peak Volume | 24 Hour Volume | AM Peak Volume | PM Peak Volume | 24 Hour Volume | AM Peak Volume | PM Peak Volume | 24 Hour Volume | AM Peak Volume | PM Peak Volume |
| Florencia Ave SOUTH of Montrose Ave | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | 969 | 81 | 86 | 1107 | 107 | 111 | --- | --- | --- |
| Florencia Ave WEST of Orangedale Ave | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | 989 | 91 | 83 | --- | --- | --- |
| Montrose Ave EAST of Briggs Ave | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | 7842 | 582 | 652 | --- | --- | --- | --- | --- | --- |
| Montrose Ave WEST of Briggs Ave | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | 7706 | 561 | 644 | --- | --- | --- | --- | --- | --- |
| Montrose Ave EAST of Del Mar Rd | --- | --- | --- | --- | --- | --- | 7968 | 723 | 724 | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- |
| Montrose Ave WEST of Del Mar Rd | --- | --- | --- | --- | --- | --- | 7634 | 685 | 681 | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- |
| Ocean View Blvd NORTH of Montrose Ave | --- | --- | --- | 22490 | 1510 | 1965 | 21948 | 1535 | 1856 | --- | --- | --- | 20881 | 1435 | 1799 | --- | --- | --- | --- | --- | --- |
| Ocean View Blvd SOUTH of Montrose Ave | 11271 | 830 | 1045 | --- | --- | --- | 12620 | 889 | 1120 | --- | --- | --- | 11545 | 780 | 1065 | --- | --- | --- | 12020 | 843 | 1108 |
| Ocean View Blvd NORTH of Florencia Ave | --- | --- | --- | 10640 | 777 | 949 | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- |

Source: Los Angeles County Department of Public Works

*Not all streets are counted annually; it is based on the need and requests made by various agencies.

TABLE 13**La Crescenta / Montrose Area Traffic Volume Comparisons**

| | | | | Years and LOS Levels | | | | | | | | | |
|-----------------|-----------|---------------|-----------|----------------------|---------------------|---------------------|--------|--------|-----------------|--------|--------|--------|--------|
| | | | | Existing Traffic | | | | | Ambient Traffic | | | | |
| Street | Direction | Street | Direction | Year of Counts | AM V/C ¹ | AM LOS ² | PM V/C | PM LOS | Year of Growth | AM V/C | AM LOS | PM V/C | PM LOS |
| Ocean View Blvd | N/S | 210 FWY WB | E/W | 2004 | 0.66 | B | 0.76 | C | 2006 | 0.67 | B | 0.77 | C |
| Ocean View Blvd | N/S | 210 FWY EB | E/W | 2004 | 0.72 | C | 0.76 | C | 2006 | 0.73 | C | 0.77 | C |
| Ocean View Blvd | N/S | Foothill Blvd | E/W | 2004 | 0.61 | B | 0.74 | C | 2006 | 0.62 | B | 0.75 | C |
| Rosemont Ave | N/S | Foothill Blvd | E/W | 2004 | 0.61 | B | 0.57 | A | 2006 | 0.62 | B | 0.58 | A |
| Briggs Ave | N/S | Foothill Blvd | E/W | 2004 | 0.65 | B | 0.62 | B | 2006 | 0.66 | B | 0.62 | B |

Source: Los Angeles County Department of Public Works

¹ The Level of Service is determined by a ratio defined as Volume divided by Capacity.² There are seven Levels of Service categories: A (<0.6), B (0.6 - 0.7), C (0.7 - 0.8), D (0.8 - 0.9), E (0.9 - 1.0), F (>1.0). On the scale of A to F, A denotes free-flowing traffic and F denotes gridlock.

REFERENCES

- California Department of Transportation. *2000-01 Statewide Travel Survey: Weekday Travel Report*. June 2003.
- Crescenta Valley Water District. *2005 Urban Water Management Plan*. December 2005.
- Glendale Unified School District. *P1 Based Enrollment Projections*. March 2006.
- Glendale Unified School District prepared by Caldwell Flores Winters, Inc. *Impact on Residential, Commercial and Industrial Development on the Need for Additional School Facilities*. March 2006.
- Glendale Unified School District prepared by Osborn Architects. *2000 Glendale Unified School District Site Capacity Study*. December 2000.
- LA Daily News. Alex Dobuzinskis. *Enrollment drop cuts into funding*. March 5, 2006.
- Los Angeles County Department of Public Works. *Traffic Volumes: 2005*. January 2006.
- State of California, Department of Finance, Demographic Research Unit, *Historical and Projected Births by County, 2000-2014, with Births and Fertility Rates by Race/Ethnicity and Age of Mother*. Sacramento, California: September 2005.
- State of California. Department of Finance. *California Public K-12 Enrollment and High School Graduate Projections by County, 2005 Series*. Sacramento, California: December 2005.
- U.S. Census Bureau. *1990 and 2000 Population and Housing Profile (Data File SF-3)*. www.census.gov accessed April 2006.

ANALYSIS

This ordinance amends Title 22 – Planning and Zoning of the Los Angeles County Code to establish the La Crescenta-Montrose Community Standards District (“CSD”). The purpose of this new CSD is to ensure that new multi-family buildings are designed to be compatible with the character of existing residential neighborhoods.

RAYMOND G. FORTNER, JR.
County Counsel

By
ELAINE M. LEMKE
Principal Deputy County Counsel
Property Division

ORDINANCE NO. _____

An Ordinance amending Title 22 – Planning and Zoning of the Los Angeles County Code to establish the La Crescenta-Montrose Community Standards District for purposes of ensuring that new multi-family buildings are designed to be compatible with the character of existing residential neighborhoods.

The Board of Supervisors of the County of Los Angeles ordains as follows:

SECTION 1. Section 22.44.110 is hereby amended to read as follows:

22.44.110 List of Districts. The following community standards districts are added by reference, together with all maps and provisions pertaining thereto:

| District Number | District Name | Ordinance of Adoption | Date of Adoption |
|-----------------|------------------------------|-----------------------|------------------|
| ... | ... | ... | ... |
| <u>30</u> | <u>La Crescenta-Montrose</u> | _____ | _____ |

SECTION 2. Section 22.44.139 is hereby added to read as follows:

22.44.139 La Crescenta-Montrose Community Standards District.

A. Purpose. The La Crescenta-Montrose Community Standards District ("CSD") is established to ensure that new multifamily buildings are designed to be compatible with the character of existing residential neighborhoods.

B. District Boundary. The boundaries of this CSD are shown on the map following this section.

C. Exemptions. This CSD shall not apply to development proposals which are the subject of applications for the following types of permits or approvals

that were submitted and deemed complete filings by the Director prior to the effective date of this CSD:

1. Building permits;
2. Director's reviews;
3. General plan amendments and area plan amendments;
4. Tentative tract maps and parcel maps;
5. Zone changes;
6. Zoning conformance reviews; and
7. Zoning permits listed in Chapter 22.56.

D. Community-wide Development Standards. (Reserved)

E. Zone-specific Development Standards.

1. Zone R-3.

a. Front Yards.

i. At least 50 percent of the required front yard shall be landscaped and such landscaping shall include at least one minimum 15-gallon tree.

ii. Where a lot or parcel of land is not more than 100 feet in average width, only one driveway shall be permitted in the required front yard and such driveway shall not exceed 26 feet in width.

iii. Where a lot or parcel of land is greater than 100 feet in average width, only one driveway shall be permitted within the required front yard for every 100 feet of lot width and each driveway shall not exceed 26 feet in width.

iv. Front yards that are adjoining a single-family or two-family residence zone in any jurisdiction shall include a landscaped area with a minimum lateral dimension of five feet as measured from the side property line.

Driveways, walkways, patio slabs and other areas constructed of concrete, asphalt, or similar materials shall not be permitted in said landscaped area.

b. Interior Side Yards.

i. Where a lot or parcel of land is 50 feet or less in average width, such lot or parcel of land shall have interior side yards of not less than five feet.

ii. Where a lot or parcel of land is more than 50 feet in average width but not more than 100 feet in average width, such lot or parcel of land shall have interior side yards equal to 10 percent of the average width of such lot or parcel of land.

iii. Where a lot or parcel of land is greater than 100 feet in average width, such lot or parcel of land shall have interior side yards of not less than 10 feet.

iv. Interior side yards that are adjoining a single-family or two-family residence zone in any jurisdiction shall be landscaped and such landscaping shall include shrubbery and/or trees to provide shielding from the adjacent zone.

v. Driveways, walkways, patio slabs and other areas constructed of concrete, asphalt, or similar materials shall not be permitted in interior

side yards that are adjoining a single-family or two-family residence zone in any jurisdiction.

vi. Uncovered porches, platforms, landings and decks may not project into interior side yards that are adjoining a single-family or two-family residence zone in any jurisdiction.

c. Rear Yards.

i. Accessory buildings shall not be permitted in rear yards that are adjoining a single-family or two-family residence zone in any jurisdiction.

ii. Rear yards that are adjoining a single-family or two-family residence zone in any jurisdiction shall include a landscaped area with a minimum lateral dimension of 10 feet as measured from the rear property line. Such landscaped area shall include shrubbery and/or trees to provide shielding from the adjacent zone. At least one minimum 15-gallon tree shall be provided for every 250 square feet of landscaped area.

d. Structure Height and Setback. For structures that exceed 25 feet in height and are located on a lot or parcel of land adjoining a single-family or two-family residence zone in any jurisdiction:

i. At the interior side yard adjoining the single-family or two-family residence zone in any jurisdiction, the maximum height of the structure shall be 25 feet and any portion of the structure that exceeds 25 feet in height shall be set back an additional foot for every two feet in height; and

ii. At the rear yard adjoining the single-family or two-family residence zone in any jurisdiction, the maximum height of the structure shall be 25 feet and any portion of the structure that exceeds 25 feet in height shall be set back an additional foot for every two feet in height.

e. Open Space.

i. Where a lot or parcel of land is developed with four or more dwelling units, open space shall be provided at a ratio of not less than 150 square feet per dwelling unit.

ii. Open space may be provided in common areas, including required yards or any portion thereof, provided that those common areas are landscaped. Open space may also be provided in private areas such as patios and balconies.

iii. At least 50 percent of the required open space shall be clustered in one common area with minimum dimensions of not less than 15 feet by 25 feet. Such common area shall include recreational amenities accessible to and useable by all building occupants and may include a required yard or any portion thereof, provided that such yard or portion thereof is landscaped.

f. Building Design.

i. Where a lot or parcel of land is not more than 100 feet in average width, not more than one garage entrance may be placed on the front of a building, and such garage entrance shall not exceed 26 feet in width.

ii. Where a lot or parcel of land is greater than 100 feet in average width, one garage entrance may be placed on the front of a building

for every 100 feet in lot width, and such garage entrances shall not exceed 26 feet in width.

iii. At least one window shall be placed on the front of a building.

iv. At least one entrance shall be placed on the front of a building, and such entrance shall be framed in a decorative portico.

v. Building walls exceeding 30 feet in length shall be articulated by use of patios, balconies and/or bay windows extending not less than three feet from the building wall. Other building projections and recessions may also be used to articulate building walls subject to the approval of the Director.

vi. A pitched roofline shall be required along all sides of the building, with a slope of not less than 1:3.

vii. Rooflines shall be broken into smaller sections by use of decorative elements such as dormers, gables, eyebrows, or by other means deemed appropriate by the Director. Such decorative elements may have a slope of less than 1:3.

viii. Roof mounted equipment shall be screened from view, except that solar panels that are designed as part of a roof line and blend with the overall roof appearance shall not need to be screened.

g. Landscaping. Where landscaping is required by this CSD, it shall be irrigated by a permanent watering system and shall be maintained with regular pruning, weeding, fertilizing, litter removal, and replacement of plants as necessary.

2. Other Zones. (Reserved)

F. Area-specific Development Standards. (Reserved)

G. Modification of Development Standards.

1. The Director may permit modifications from the development standards specified herein (subsections E.1.a through E.1.f) where an applicant's request demonstrates to the satisfaction of the Director all of the following:

- a. The application of these standards would result in practical difficulties or unnecessary hardships;
- b. There are exceptional circumstances or conditions applicable to the subject property or to the intended development of the property that do not apply to other properties within the CSD area; and
- c. That granting the requested modification will not be materially detrimental to properties or improvements in the area or contrary to the purpose of this CSD.

2. Application. The procedure for filing a request for modification shall be the same as that for Director's review except that the applicant shall also submit:

- a. A list, certified by affidavit or statement under penalty of perjury, of the names and addresses of all persons who are shown on the latest available assessment roll of the county of Los Angeles as owners of the subject property, and as owning property within 200 feet from the exterior boundaries of the subject property;

b. Two sets of mailing labels for the property owners referenced above;

c. A map drawn to a scale specified by the Director indicating where all such ownerships are located; and

d. A filing fee, as set forth in Section 22.60.100, equal to that required for a Site Plan Review for Director's Review for Modification of Development Standards in a Community Standards District.

3. Notice. Not less than 30 calendar days prior to the date an action is taken, the Director shall send notice by first-class mail of the pending application to the property owners on the list provided by the applicant pursuant to subsection G.2.a indicating that any property owner opposed to the granting of such modification may express such opposition by written protest to the Director within 15 calendar days after receipt of such notice. A copy of the notice shall also be sent to the Crescenta Valley Town Council.

4. Decision.

a. The Director shall approve an application for modification where no more than two letters of opposition are received pursuant to subsection G.3, where the application complies with the provisions of Section 22.56.1690, and where the Director determines that the application has satisfactorily demonstrated the matters required by subsection G.1. If the Director approves the application, the Director shall notify the applicant and all property owners identified in subsection G.2.a of the decision in writing and such notification shall indicate that any such

1 person may file an appeal within 15 calendar days of receipt of such notice with a
2 request for a public hearing before the commission.

3
4 b. If the Director denies the application for any reason, the
5 Director shall notify the same persons as identified in subsection G.2.a of the
6 decision in writing and such notification shall indicate that the applicant may file an
7 appeal within 30 calendar days of receipt of such notice with a request for a public
8 hearing before the commission. If the applicant files an appeal, the applicant shall
9 pay the additional fee for a public hearing as set forth in Section 22.60.100 under
10 Site Plan Review for Director's Review for Modification of Development Standards in
11 a Community Standards District.
12

13 **SECTION 3.** Section 22.60.100 is hereby amended to read as follows:

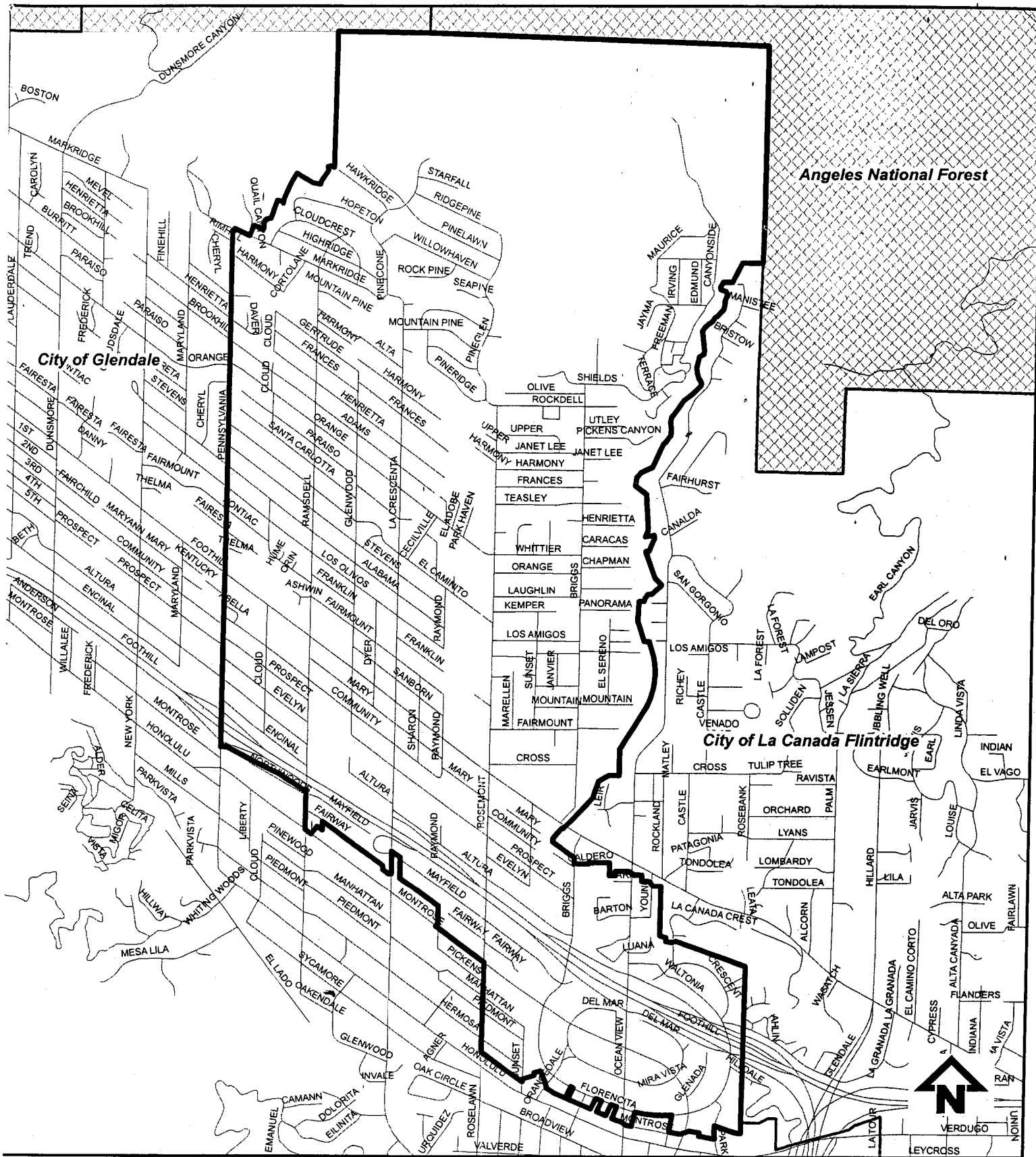
14 **22.60.100 Filing fees and deposits.**

15 A. For the purpose of defraying the expense involved in connection with
16 any application or petition required or authorized by this Title 22, the following fees
17 shall accompany the application or petition:
18

19 ...

20 — Site Plan Review, Director's Review for Modification of
21 Development Standards in Community Standards District, Pursuant to Subsection
22 ~~C.4 of Section 22.44.135~~—\$1,163.00, except that where a public hearing is
requested by the applicant as ~~specified in subsection C.4.b.3 of Section 22.44.135,~~
an additional fee of \$3,985.00 shall also be paid.

...



La Crescenta - Montrose Community Standards District Boundary

ZONING CASE NO. 200600011-(5)

ORDINANCE NO. _____

An ordinance amending Section 22.16.230 of Title 22 – Planning and Zoning of the Los Angeles County Code, changing regulations for the execution of the General Plan, relating to the Montrose Zoned District No. 26.

The Board of Supervisors of the County of Los Angeles ordains as follows:

SECTION 1. Section 22.16.230 of the County Code is amended by amending the map of the Montrose Zoned District No. 26 as shown on the maps attached hereto.

SECTION 2. The Board of Supervisors finds that this ordinance is consistent with the General Plan of the County of Los Angeles.

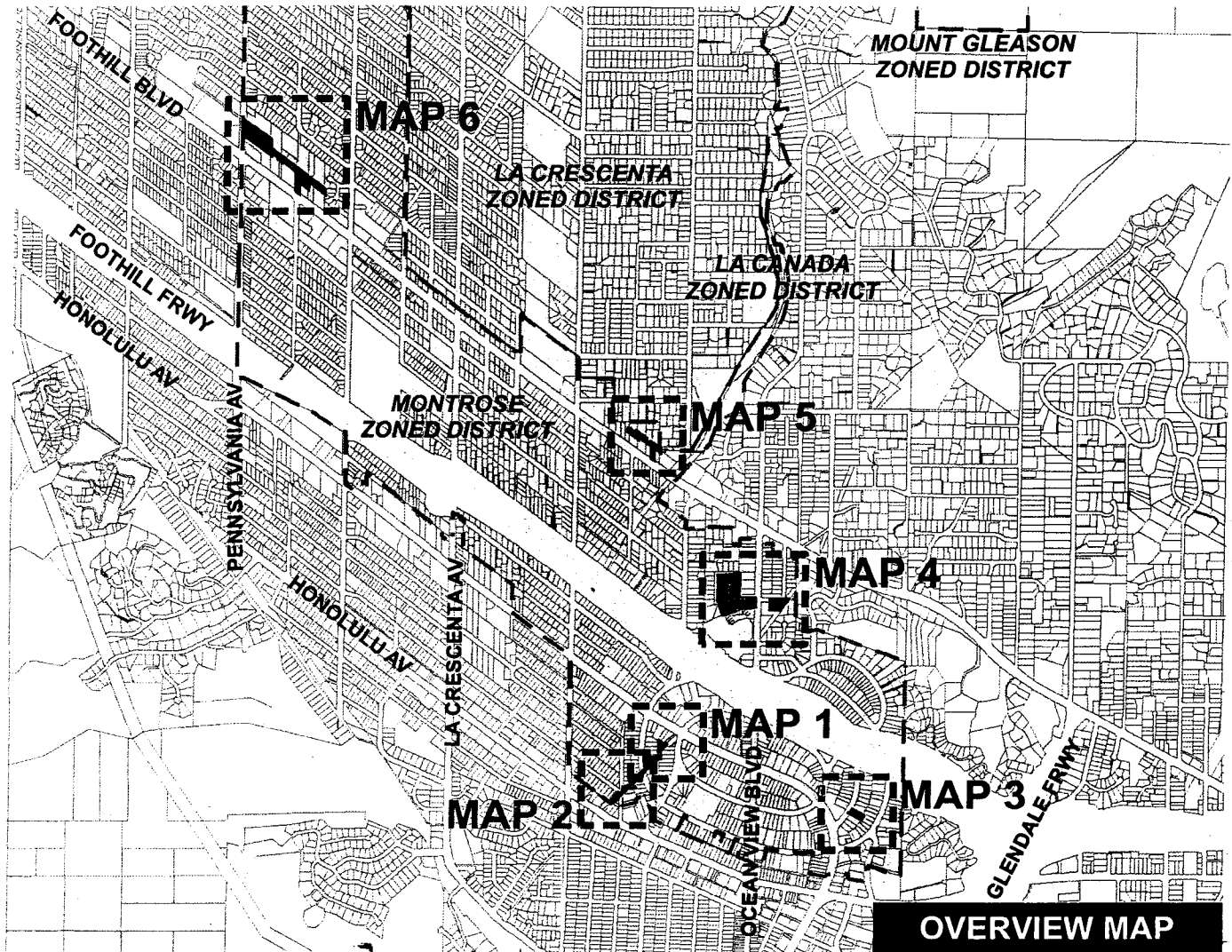
CHANGE OF PRECISE PLAN
MONTROSE ZONED DISTRICT

ADOPTED BY ORDINANCE: _____

ON: _____

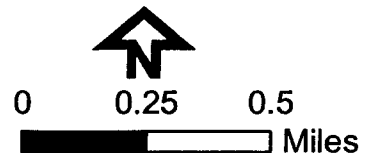
ZONING CASE: ZC 2006-00011-5

AMENDING SECTION: 22.16.230 OF THE COUNTY CODE



LEGAL DESCRIPTION:

PLEASE SEE ATTACHMENT FOR LEGAL DESCRIPTION.



COUNTY ZONING MAP
186H217 189H217
192H217 195H213
195H209

DIGITAL DESCRIPTION: \ZCO\ZD_MONTROSE\

THE REGIONAL PLANNING COMMISSION
COUNTY OF LOS ANGELES
PAT MODUGNO, CHAIR
BRUCE W. McCLENDON, PLANNING DIRECTOR

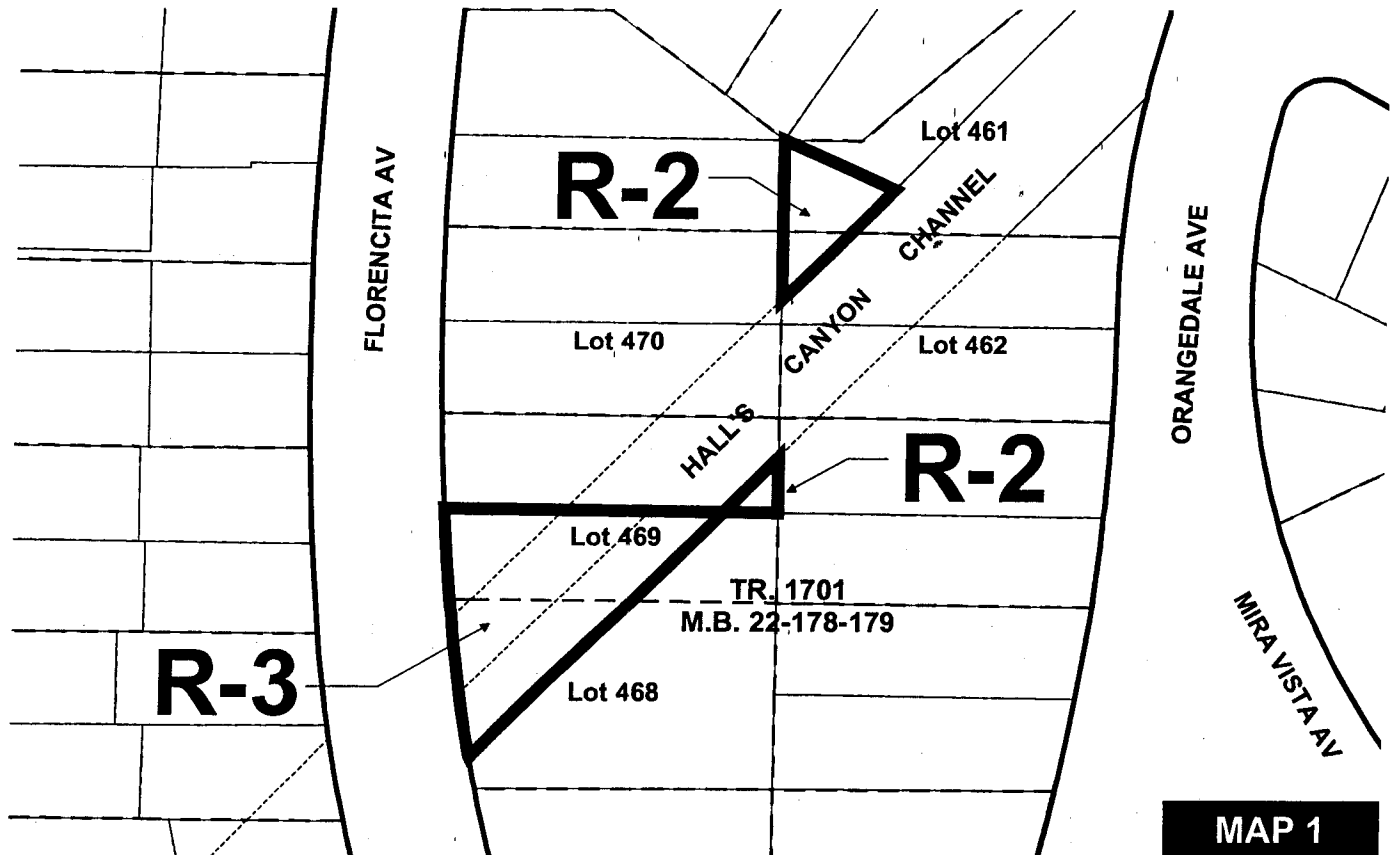
CHANGE OF PRECISE PLAN
MONTROSE ZONED DISTRICT

ADOPTED BY ORDINANCE: _____

ON: _____

ZONING CASE: ZC 2006-00011-5







AMENDING SECTION: 22.16.230 OF THE COUNTY CODE



LEGAL DESCRIPTION:

PLEASE SEE ATTACHMENT FOR LEGAL DESCRIPTION.

LEGEND:

-  PARCELS
-  STREET / RIGHT OF WAY
-  LOT LINE
-  CUT/DEED LINE
-  EASEMENT LINE
-  ZONE CHANGE AREA



0 50 100

FEET

COUNTY ZONING MAP
186H217

DIGITAL DESCRIPTION: \ZCO\ZD_MONTROSE\

THE REGIONAL PLANNING COMMISSION
COUNTY OF LOS ANGELES
PAT MODUGNO, CHAIR
BRUCE W. McCLENDON, PLANNING DIRECTOR

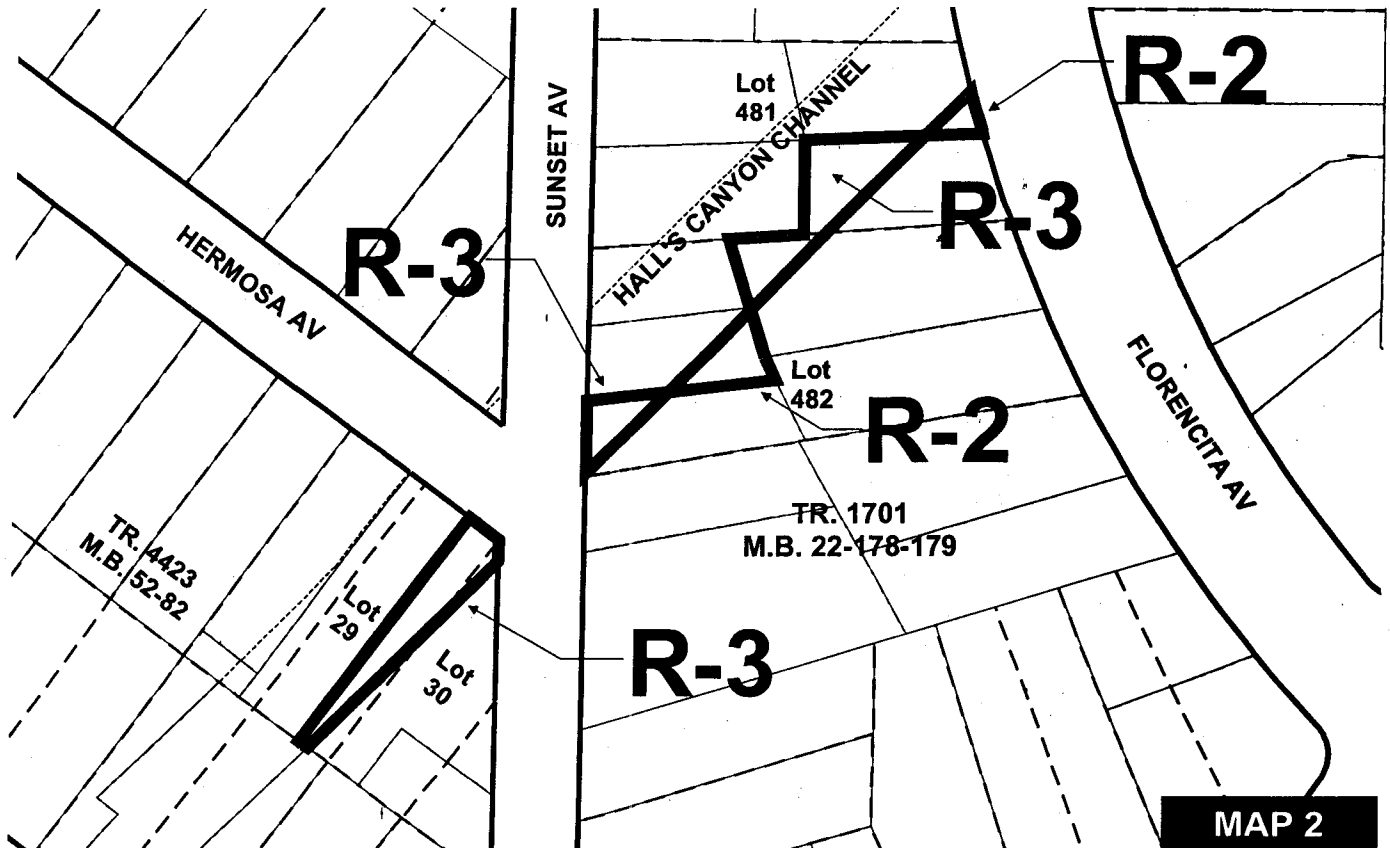
CHANGE OF PRECISE PLAN
MONTROSE ZONED DISTRICT

ADOPTED BY ORDINANCE: _____

ON: _____

ZONING CASE: ZC 2006-00011-5

AMENDING SECTION: 22.16.230 OF THE COUNTY CODE



LEGAL DESCRIPTION:

PLEASE SEE ATTACHMENT FOR LEGAL DESCRIPTION.

LEGEND:

- PARCELS
- STREET / RIGHT OF WAY
- LOT LINE
- CUT/DEED LINE
- EASEMENT LINE
- ZONE CHANGE AREA



0 50 100

FEET

COUNTY ZONING MAP
186H217

DIGITAL DESCRIPTION: \ZCO\ZD_MONTROSE\

THE REGIONAL PLANNING COMMISSION
COUNTY OF LOS ANGELES
PAT MODUGNO, CHAIR
BRUCE W. McCLENDON, PLANNING DIRECTOR

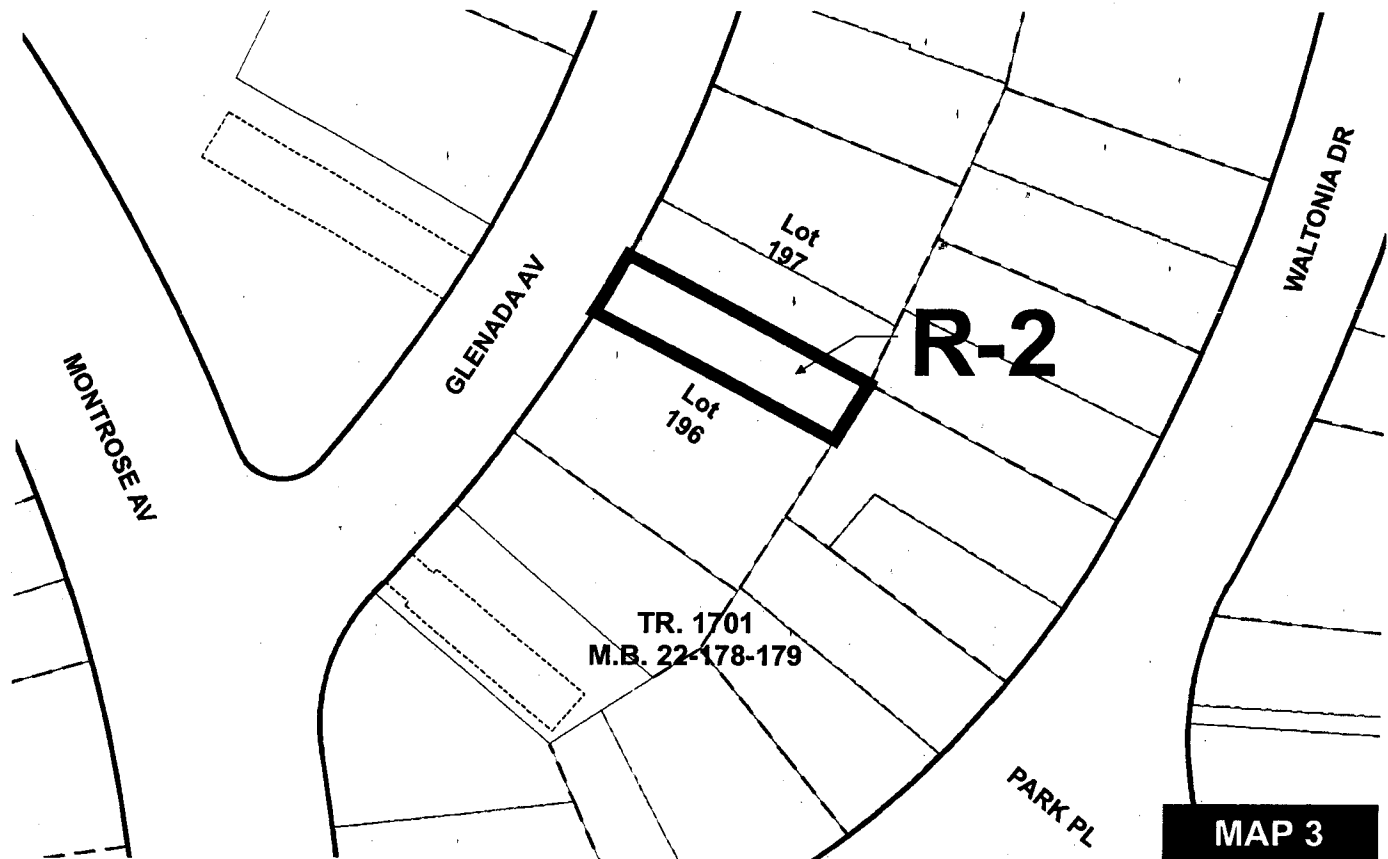
CHANGE OF PRECISE PLAN
MONTROSE ZONED DISTRICT

ADOPTED BY ORDINANCE: _____

ON: _____

ZONING CASE: ZC 2006-00011-5

AMENDING SECTION: 22.16.230 OF THE COUNTY CODE



MAP 3

LEGAL DESCRIPTION:

PLEASE SEE ATTACHMENT FOR LEGAL DESCRIPTION.

LEGEND:

- PARCELS
- STREET / RIGHT OF WAY
- LOT LINE
- CUT/DEED LINE
- EASEMENT LINE
- ZONE CHANGE AREA



0 50 100

FEET

COUNTY ZONING MAP
186H217

DIGITAL DESCRIPTION: \ZCO\ZD_MONTROSE\

THE REGIONAL PLANNING COMMISSION
COUNTY OF LOS ANGELES
PAT MODUGNO, CHAIR
BRUCE W. McCLENDON, PLANNING DIRECTOR

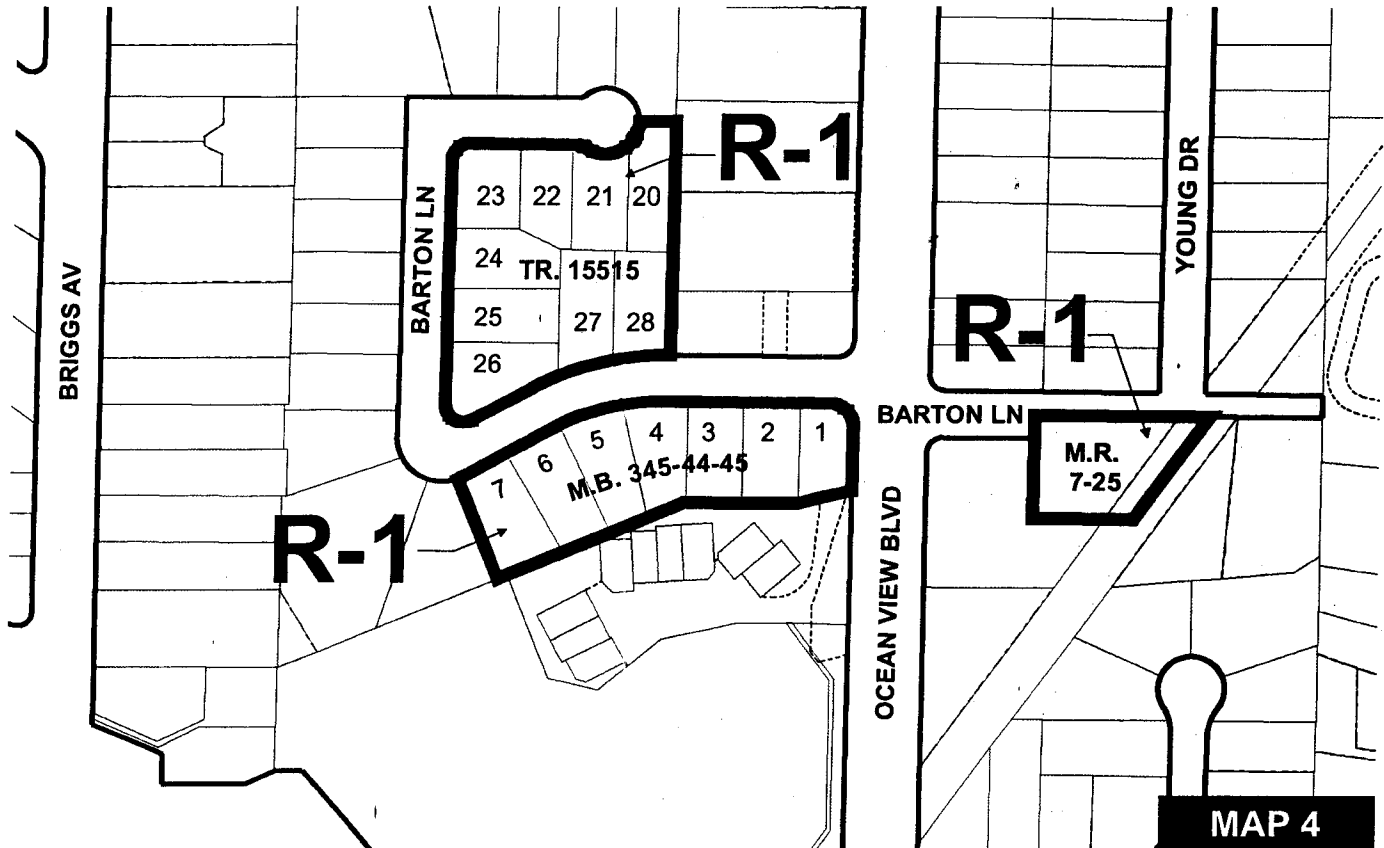
CHANGE OF PRECISE PLAN
MONTROSE ZONED DISTRICT

ADOPTED BY ORDINANCE: _____

ON: _____

ZONING CASE: **ZC 2006-00011-5**







AMENDING SECTION: 22.16.230 OF THE COUNTY CODE



LEGAL DESCRIPTION:

PLEASE SEE ATTACHMENT FOR LEGAL DESCRIPTION.

LEGEND:

-  PARCELS
-  STREET / RIGHT OF WAY
-  LOT LINE
-  CUT/DEED LINE
-  EASEMENT LINE
-  ZONE CHANGE AREA



0 100 200

FEET

COUNTY ZONING MAP
189H217

DIGITAL DESCRIPTION: \ZCO\ZD_MONTROSE\

THE REGIONAL PLANNING COMMISSION
COUNTY OF LOS ANGELES
PAT MODUGNO, CHAIR
BRUCE W. McCLENDON, PLANNING DIRECTOR

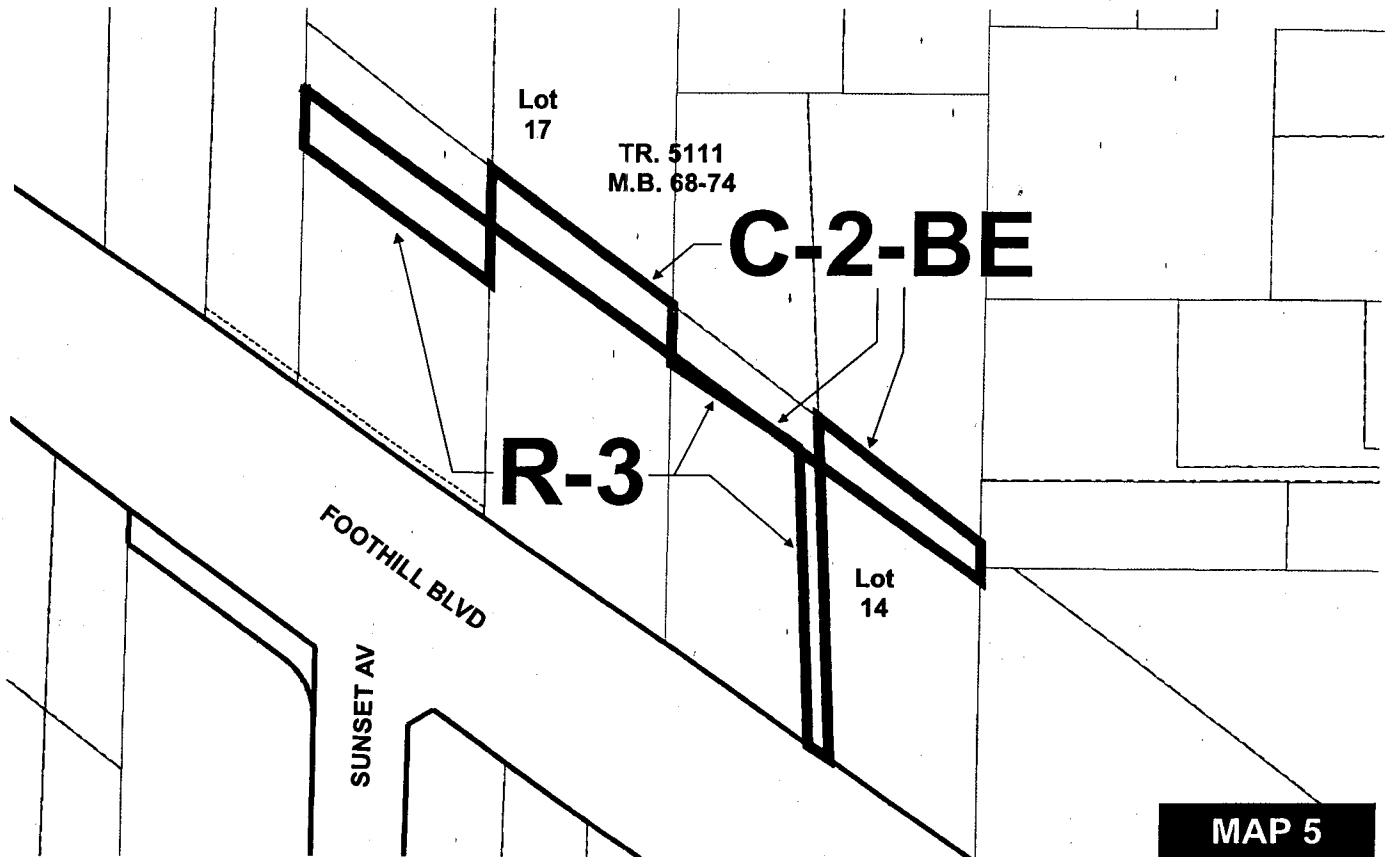
CHANGE OF PRECISE PLAN
MONTROSE ZONED DISTRICT

ADOPTED BY ORDINANCE: _____

ON: _____

ZONING CASE: **ZC 2006-00011-5**

AMENDING SECTION: 22.16.230 OF THE COUNTY CODE



MAP 5

LEGAL DESCRIPTION:

PLEASE SEE ATTACHMENT FOR LEGAL DESCRIPTION.

LEGEND:

- PARCELS
- STREET / RIGHT OF WAY
- LOT LINE
- CUT/DEED LINE
- EASEMENT LINE
- ZONE CHANGE AREA



0 50 100

FEET

COUNTY ZONING MAP
192H217

DIGITAL DESCRIPTION: \ZCO\ZD_MONTROSE\

THE REGIONAL PLANNING COMMISSION
COUNTY OF LOS ANGELES
PAT MODUGNO, CHAIR
BRUCE W. McCLENDON, PLANNING DIRECTOR

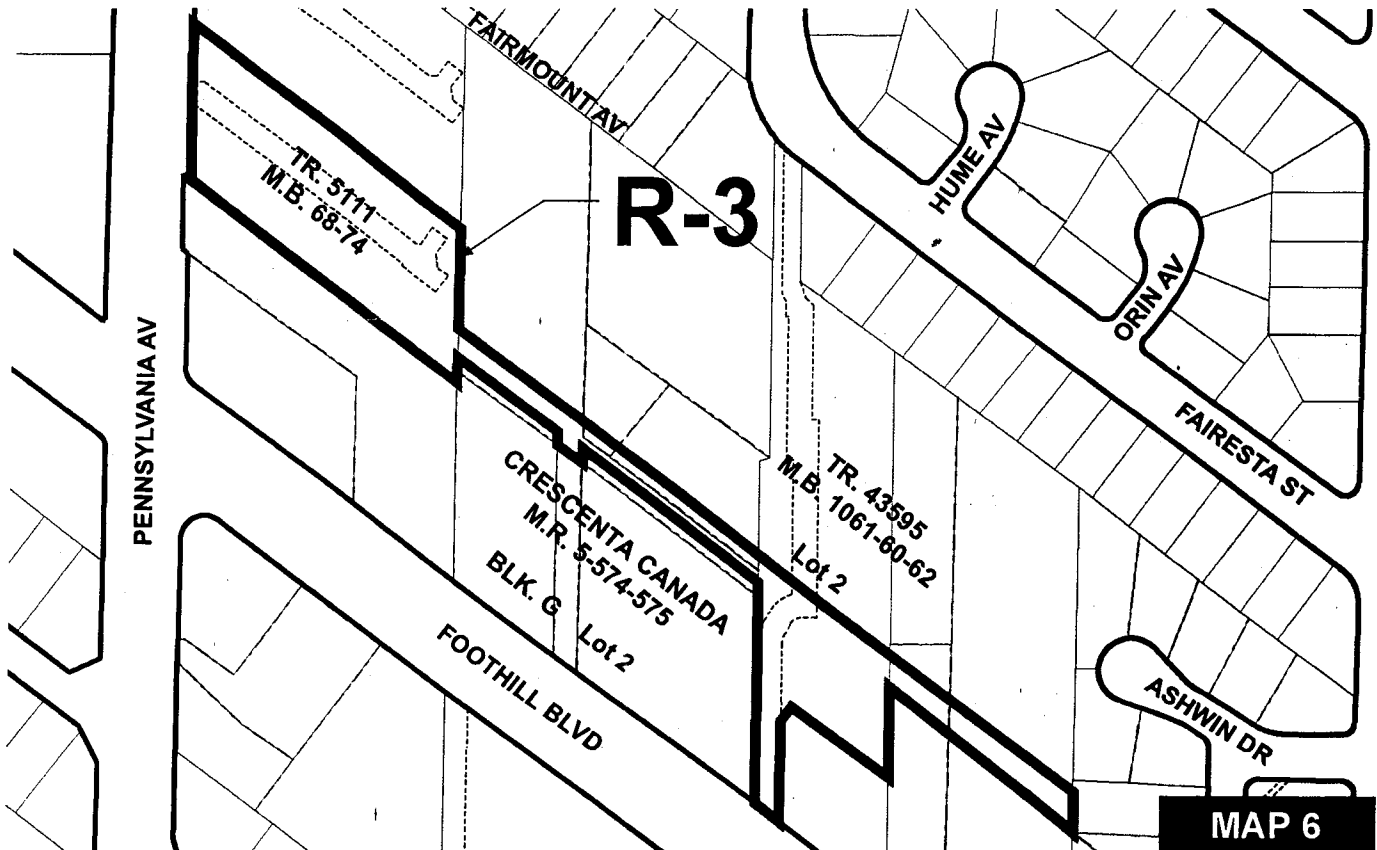
CHANGE OF PRECISE PLAN
MONTROSE ZONED DISTRICT

ADOPTED BY ORDINANCE: _____

ON: _____

ZONING CASE: **ZC 2006-00011-5**







AMENDING SECTION: 22.16.230 OF THE COUNTY CODE



LEGAL DESCRIPTION:

PLEASE SEE ATTACHMENT FOR LEGAL DESCRIPTION.

LEGEND:

-  PARCELS
-  STREET / RIGHT OF WAY
-  LOT LINE
-  CUT/DEED LINE
-  EASEMENT LINE
-  ZONE CHANGE AREA



0 100 200

FEET

COUNTY ZONING MAP

195H213

195H209

DIGITAL DESCRIPTION: \ZCO\ZD_MONTROSE\

THE REGIONAL PLANNING COMMISSION

COUNTY OF LOS ANGELES

PAT MODUGNO, CHAIR

BRUCE W. McCLENDON, PLANNING DIRECTOR

LEGAL DESCRIPTIONS

MAP 1:

POR OF LOT 461 OF TRACT 1701 RECORDED IN M.B. 22-178-179, COMMENCING AT THE NW COR OF LOT 461 SE TOWARD THE NLY LINE OF HALL'S CANYON CHANNEL; COMMENCING SW ALONG THE NLY LINE OF SAID CHANNEL TO THE WLY LINE OF LOT 470; COMMENCING NORTH ALONG THE WLY LINE OF LOTS 470 AND 471 TO THE POINT OF ORIGIN.

POR OF LOT 469 OF TRACT 1701 RECORDED IN M.B. 22-178-179, COMMENCING AT THE INTERSECTION OF SLY LINE OF HALL'S CANYON CHANNEL & THE WLY LINE OF LOT 469; COMMENCING SLY ALONG THE NORTH HALF OF LOT 469; COMMENCING WLY ALONG THE NORTH HALF OF LOT 469 TO THE SAID CHANNEL; COMMENCING NE ALONG THE SLY LINE OF THE SAID CHANNEL TO THE POINT OF ORIGIN.

POR OF LOT 469 OF TRACT 1701 RECORDED IN M.B. 22-178-179, COMMENCING AT THE INTERSECTION OF THE ROW OF FLORENCITA AVE. AND THE NORTHWEST CORNER OF THE SOUTH HALF OF LOT 469; COMMENCING WEST ALONG THE NLY LINE OF THE SOUTH HALF OF LOT 469 TO THE SLY LINE OF THE HALL'S CANYON CHANNEL; COMMENCING SW ALONG THE SLY LINE OF THE SAID CHANNEL TOWARD THE ROW OF FLORENCITA AVE.; COMMENCING NORTH ALONG THE ROW OF FLORENCITA AVE TO THE POINT OF ORIGIN.

POR OF LOT 481 OF TRACT 1701 RECORDED IN M.B. 22-178-179, COMMENCING SOUTH FROM THE INTERSECTION OF SLY LINE OF THE HALL'S CANYON CHANNEL AND THE ROW OF FLORENCITA AVE.; COMMENCING SOUTH ALONG FLORENCITA AVE. TO THE NLY LINE OF THE SOUTH HALF OF LOT 481; COMMENCING ALONG THE WEST ALONG THE NLY LINE OF THE SOUTH HALF OF LOT 481 TO THE SLY LINE OF THE SAID CHANNEL; COMMENCING NE TO THE POINT OF ORIGIN.

POR OF LOTS 481 & 482 OF TRACT 1701 RECORDED IN M.B. 22-178-179, COMMENCING SOUTHWEST FROM THE INTERSECTION OF SLY LINE OF THE HALL'S CANYON CHANNEL AND THE NLY LINE OF THE SOUTH HALF OF LOT 481 TO THE INTERSECTION OF THE SLY LINE OF THE SAID CHANNEL AND 87.58' WEST OF THE ROW OF SUNSET AVE.; COMMENCING N. 18° 29' 50" W. TO THE NLY LINE OF LOT 482; COMMENCING ALONG THE NLY LINE OF LOT 482 37.52'; COMMENCING N. 0° 29' 00" E. 52.81'; COMMENCING S. 87° 58' 15" W. TO THE POINT OF ORIGIN.

LEGAL DESCRIPTIONS

POR OF LOT 482 TRACT 1701 RECORDED IN M.B. 22-178-179,
COMMENCING SOUTHWEST FROM THE INTERSECTION OF THE SLY LINE
OF THE HALL'S CANYON CHANNEL AND 87.58' FROM THE ROW OF
SUNSET AVE.; COMMENCEING S. 18' 29' 50" E. 25.80' THEN S. 25' 26' 45" E.
12.30'; COMMENCING S. 81' 51' 35" W. TO THE SLY LINE OF THE SAID
CHANNEL; COMMENCING ALONG THE SLY LINE OF THE SAID CHANNEL
UNTIL THE POINT OF ORIGIN.

POR OF LOT 482 TRACT 1701 RECORDED IN M.B. 22-178-179,
COMMENCING NORTH FROM THE INTERSECTION OF SLY LINE OF LOT
482 AND THE ROW OF SUNSET AVE. 40'; COMMENCING N. 81' 51' 35" E. TO
THE SLY LINE OF THE HALL'S CANYON CHANNEL; COMMENCING ALONG
THE SLY LINE OF THE SAID CHANNEL TO THE POINT OF ORIGIN.

POR OF LOT 29 TRACT 4423 RECORDED IN M.B. 52-82, COMMENCING
SOUTHEAST FROM THE NE COR OF LOT 29 ALONG THE ELY LINE OF LOT
29 TO THE INTERSECTION OF SLY LINE OF HALL'S CANYON CHANNEL;
COMMENCING ALONG THE SLY LINE OF THE SAID CHANNEL TO THE SLY
LINE OF LOT 29; COMMENCING NORTHWEST ALONG THE SLY LINE OF
LOT 29 TO THE POINT 30' SW OF THE WLY LINE OF LOT 29; COMMENCING
N.36' 42' 00" E. TO THE ROW OF HERMOSA AVE.; COMMENCING
SOUTHEAST ALONG LOT 29 TO THE POINT OF ORIGIN.

MAP 2:

NORTHERLY POR OF LOT 196 OF TRACT 1701 RECORDED IN MB 22-178-
179 COMMENCING AT THE NW COR. OF LOT 196

| | |
|-------------------|------|
| S. 61' 40' 00" E. | 150' |
| S. 31' 37' 20" W. | 35' |
| N. 61' 40' 00" W. | 150' |
| N. 31' 37' 20" E. | 35' |

MAP 3:

LOTS 20 TO 28, TRACT 15515 RECORDED IN MB 345-44-45; LOTS 1 TO 7,
TRACT 15515 RECORDED IN MB 345-44-45; NORTHERLY POR OF LOT 8 OF
TRACT BEACH'S ADD TO CRESCENTA CANADA LOT 26 RECORDED IN
M.R. 7-25, COMMENCING AT THE NW COR POR OF LOT 8

| | |
|-------------------|---------|
| N. 89' 25' 30" E. | 153.20' |
| N. 89' 25' 30" E. | 30.7' |
| S. 36' 02' 45" W. | 134.70' |
| S. 89' 25' 30" W. | 30.7' |
| S. 89' 25' 30" W. | 75.08' |
| N. 0' 33' 35" E. | 109.70' |

LEGAL DESCRIPTIONS

MAP 4:

POR OF LOT 14, TRACT 5111 RECORDED IN M.B. 68-74; STARTING AT THE SLY LINE OF LOT 14 SOUTHEAST 90.06' OF THE WLY LINE OF LOT 14; COMMENCING N. 2' 32' 46" W. 157.48'; COMMENCING S. 55' 04' 54" E. 12.60; COMMENCING S. 2' 32' 46" E. UNTIL SLY LINE OF LOT 14; COMMENCING NORTHWEST ALONG THE SLY LINE OF LOT 14 TO THE POINT OF ORIGIN.

POR OF LOT 14, TRACT 5111 RECORDED IN M.B. 68-74;

POR OF LOT 17, TRACT 5111 RECORDED IN M.B. 68-74;

POR OF LOT 17, TRACT 5111 RECORDED IN M.B. 68-74;

MAP 5:

POR OF TRACT 43595 RECORDED IN M.B. 1061-60-62 AND POR OF CRESCENTA CANADA TRACT RECORDING IN M.R. 5-574-575;

POR OF LOTS 1 AND 2 OF TRACTS 47145 RECORDED IN M.B. 1176-75-77 AND THE CRESCENTA CANADA TRACT RECORDING IN M.R. 5-574-575;

**REGIONAL PLANNING COMMISSION
SUMMARY OF PUBLIC HEARING PROCEEDINGS**

**PROPOSED AMENDMENTS TO COUNTY CODE TITLE 22 (PLANNING AND
ZONING) TO ESTABLISH A COMMUNITY STANDARDS DISTRICT (CSD)
FOR THE UNINCORPORATED COMMUNITY OF LA CRESCENTA-
MONTROSE, AND ZONE CHANGE CASE NO. RZC T200600011, AND
GENERAL PLAN AMENDMENT CASE NO. RPA T200600012**

November 29, 2006

The Commission conducted a public hearing to consider the proposed amendments to Title 22 and the General Plan to establish a Community Standards District (CSD) for the unincorporated community of La Crescenta-Montrose, improve the zoning pattern by correcting irregularities, and amend the General Plan to ensure consistency with the proposed zone changes.

During the hearing, staff asked the Commission to consider the proposed La Crescenta-Montrose CSD, zone changes, and General Plan Amendment in response to Urgency Ordinance No. 2006-0015U. The staff presentation elaborated on the findings of the Zoning Study, the justifications for the recommended zone changes and General Plan Amendment, and the applicability of the CSD.

The Commission recognized the increasing pressure countywide on mitigating quality of life issues presented when there is a lack of buffering between R-3 (Limited Multiple Residence) zones and R-2 (Two Family Residence) or R-1 (Single Family Residence) zones. While they expressed interest in expanding the La Crescenta-Montrose standards to include R-1 and R-2 zones, they felt such an action would stall the establishment of the CSD pertaining to R-3 zones that addressed the concerns precipitating the Urgency Ordinance.

Seven members of the public spoke in support of the proposed CSD, zone changes, and General Plan Amendment, including five members from the Crescenta Valley Town Council. Two members of the public spoke in opposition. The opposition raised concerns over the language of the CSD or had general opposition to any community change.

The Commission closed the public hearing and approved the CSD, zone changes, and General Plan Amendment as proposed. Staff was then instructed to transmit the item to the Board of Supervisors for consideration. Commissioners Modugno, Bellamy, Helsley, and Rew voted aye. Commissioner Valadez voted nay.

NOTE: A General Plan Amendment was originally recommended to the Regional Planning Commission to ensure consistency between the land use policy map of the General Plan and zone changes recommended by staff. In the time since the Regional Planning Commission approved the Plan Amendment in a public hearing, further research by staff revealed that the zone changes were consistent with the land use policy map of the General Plan. Therefore, a General Plan Amendment is not required at this time.

COUNTY OF LOS ANGELES
DEPARTMENT OF REGIONAL PLANNING
320 WEST TEMPLE STREET
LOS ANGELES, CA 90012

NEGATIVE DECLARATION

PROJECT NUMBER: R2006-02770

1. DESCRIPTION: The proposed zone changes, Plan Amendment, and Community Standards District (CSD) ordinance would correct irregularities in the community's zoning pattern (e.g. instances where zoning boundaries do not correspond with parcel boundaries), limit multi-family development in areas where it is inappropriate (due to lot size, adjacent street width, and the existing development pattern), ensure that the zone changes would be consistent with General Plan designations, and establish new development standards and design guidelines for future multi-family development in the La Crescenta-Montrose community.
2. LOCATION: La Crescenta-Montrose
3. PROPONENT: County of Los Angeles Department of Regional Planning
4. FINDINGS OF NO SIGNIFICANT IMPACTS:
BASED ON THE INITIAL STUDY, IT HAS BEEN DETERMINED THAT THE PROJECT WILL NOT HAVE A SIGNIFICANT EFFECT ON THE ENVIRONMENT.
5. THE LOCATION AND CUSTODIAN OF THE RECORD OF PROCEEDINGS ON WHICH ADOPTION OF THIS NEGATIVE DECLARATION IS BASED IS:
DEPARTMENT OF REGIONAL PLANNING, 320 WEST TEMPLE STREET, LOS ANGELES, CA 90012

PREPARED BY: Mitch Glaser
Principal Regional Planning Assistant

DATE: 10/26/2006

STAFF USE ONLY

PROJECT NUMBER: R2006-02770

CASES: RADV T200600012



****** INITIAL STUDY ******
COUNTY OF LOS ANGELES

DEPARTMENT OF REGIONAL PLANNING
GENERAL INFORMATION

| | | | |
|--------------------------------|--|----------------------|--------------|
| I.A. Map Date: | | Staff Member: | Mitch Glaser |
| Thomas Guide: | Pages 504 and 534 | USGS Quad: | Pasadena |
| Location: | The unincorporated community of La Crescenta-Montrose is located approximately 16 miles north of the Los Angeles Civic Center. It is bounded by the Angeles National Forest to the north, the City of La Canada-Flintridge to the east, and the City of Glendale to the south and west. | | |
| Description of Project: | The project consists of three elements: zone changes, a General Plan Amendment, and a Community Standards District zoning ordinance. The objective of the zone changes, which affect 4.93 acres of land on 39 parcels, is to correct irregularities in the community's zoning pattern (e.g. instances where zoning boundaries do not correspond with parcel boundaries) and to limit multi-family development in areas where it is inappropriate due to lot size, adjacent street width, and the existing development pattern. The objective of the General Plan Amendment is to ensure that General Plan designations will continue to be consistent with zoning designations on those parcels where zoning changes are proposed. The objective of the Community Standards District (CSD) zoning ordinance, which affects the 308 parcels within the community that are zoned R-3, is to establish new development standards and design guidelines for future multi-family development. | | |
| Gross Area: | 2,208 acres (3.45 square miles) | | |
| Environmental Setting: | The unincorporated community of La Crescenta-Montrose is a suburban community located approximately 2,700 feet above sea level in the foothills of the San Gabriel Mountains. While it is substantially developed with commercial, industrial, and residential uses, there are some undeveloped hillside areas adjacent to the Angeles National Forest. | | |
| Zoning: | Various (R-1, R-1-7500, R-1-1000, R-2, R-3, C-1, C-2, C-3, M-1) | | |
| General Plan: | Various (Non-Urban, Urban 1, Urban 2, Urban 3, Major Commercial, Open Space, | | |

| |
|---|
| Public Facility, Transportation Corridor) |
| Community/Area Wide Plan: N/A |

Major projects in area:

| Project Number | Description | Status |
|----------------|-------------|--------|
| N/A | | |

NOTE: For EIRs, above projects are not sufficient for cumulative analysis.

REVIEWING AGENCIES

Responsible Agencies

Special Reviewing Agencies

Regional Significance

- ☒ None
- ☐ Regional Water Quality Control Board
- ☐ Los Angeles Region
- ☐ Lahontan Region
- ☐ Coastal Commission
- ☐ Army Corps of Engineers
- ☐

- ☐ None
- ☐ Santa Monica Mountains Conservancy
- ☐ National Parks
- ☒ National Forest
- ☐ Edwards Air Force Base
- ☐ Resource Conservation District of the Santa Monica Mtns.

- ☒ None
- ☐ SCAG Criteria
- ☐ Air Quality
- ☐ Water Resources
- ☐ Santa Monica Mtns Area
- ☐ _____

Trustee Agencies

☒ City of Glendale

County Reviewing Agencies

- ☒ None
- ☐ State Fish and Game
- ☐ State Parks
- ☐
- ☐

- ☒ City of La Canada-Flintridge
- ☐
- ☐
- ☐
- ☐
- ☐

- ☒ None
- ☐ _____
- ☐ _____
- ☐ _____

| | | ANALYSIS SUMMARY (See individual pages for details) | | | |
|-----------|--------------------------|---|--|--------------------------|--------------------------|
| CATEGORY | FACTOR | Pg | Less than Significant Impact/No Impact | | |
| | | | Less than Significant Impact with Project Mitigation | | Potential Concern |
| | | | Potentially Significant Impact | | |
| HAZARDS | 1. Geotechnical | 5 | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| | 2. Flood | 6 | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| | 3. Fire | 7 | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| | 4. Noise | 8 | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| RESOURCES | 1. Water Quality | 9 | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| | 2. Air Quality | 10 | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| | 3. Biota | 11 | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| | 4. Cultural Resources | 12 | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| | 5. Mineral Resources | 13 | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| | 6. Agriculture Resources | 14 | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| | 7. Visual Qualities | 15 | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| SERVICES | 1. Traffic/Access | 16 | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| | 2. Sewage Disposal | 17 | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| | 3. Education | 18 | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| | 4. Fire/Sheriff | 19 | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| | 5. Utilities | 20 | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| OTHER | 1. General | 21 | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| | 2. Environmental Safety | 22 | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| | 3. Land Use | 23 | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| | 4. Pop./Hous./Emp./Rec. | 24 | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| | Mandatory Findings | 25 | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

DEVELOPMENT MONITORING SYSTEM (DMS)

As required by the Los Angeles County General Plan, DMS* shall be employed in the Initial Study phase of the environmental review procedure as prescribed by state law.

1. Development Policy Map Designation: 2-Conservation/Maintenance
2. ☐ Yes ☒ No Is the project located in the Antelope Valley, East San Gabriel Valley, Malibu/Santa Monica Mountains or Santa Clarita Valley planning area?
3. ☐ Yes ☒ No Is the project at urban density and located within, or proposes a plan amendment to, an urban expansion designation?

If both of the above questions are answered "yes", the project is subject to a County DMS analysis.

☐ Check if DMS printout generated (attached)

Date of printout: _____

☐ Check if DMS overview worksheet completed (attached)

*EIRs and/or staff reports shall utilize the most current DMS information available.

Environmental Finding:

FINAL DETERMINATION: On the basis of this Initial Study, the Department of Regional Planning finds that this project qualifies for the following environmental document:

☒ **NEGATIVE DECLARATION**, in as much as the proposed project will not have a significant effect on the environment.

An Initial Study was prepared on this project in compliance with the State CEQA Guidelines and the environmental reporting procedures of the County of Los Angeles. It was determined that this project will not exceed the established threshold criteria for any environmental/service factor and, as a result, will not have a significant effect on the physical environment.

☐ **MITIGATED NEGATIVE DECLARATION**, in as much as the changes required for the project will reduce impacts to insignificant levels (see attached discussion and/or conditions).

An Initial Study was prepared on this project in compliance with the State CEQA Guidelines and the environmental reporting procedures of the County of Los Angeles. It was originally determined that the proposed project may exceed established threshold criteria. The applicant has agreed to modification of the project so that it can now be determined that the project will not have a significant effect on the physical environment. The modification to mitigate this impact(s) is identified on the Project Changes/Conditions Form included as part of this Initial Study.

☐ **ENVIRONMENTAL IMPACT REPORT***, inasmuch as there is substantial evidence that the project may have a significant impact due to factors listed above as "significant."

☐ At least one factor has been adequately analyzed in an earlier document pursuant to legal standards, and has been addressed by mitigation measures based on the earlier analysis as described on the attached sheets (see attached Form DRP/IA 101). The EIR is required to analyze only the factors not previously addressed.

Reviewed by: Mitch Glaser, Principal Regional Planning Asst. Date: October 19, 2006

Approved by: Andy Malakates, Supervising Regional Planner Date: October 19, 2006

☒ This proposed project is exempt from Fish and Game CEQA filling fees. There is no substantial evidence that the proposed project will have potential for an adverse effect on wildlife or the habitat upon which the wildlife depends. (Fish & Game Code 753.5).

☐ Determination appealed--see attached sheet.

*NOTE: Findings for Environmental Impact Reports will be prepared as a separate document following the public hearing on the project.

HAZARDS - 1. Geotechnical

SETTING/IMPACTS

- Yes No Maybe
- a. ☐ ☐ ☒ Is the project site located in an active or potentially active fault zone, Seismic Hazards Zone, or Alquist-Priolo Earthquake Fault Zone?
Portions of the community are located near the Sierra Madre and Lukens Faults
- b. ☐ ☒ ☐ Is the project site located in an area containing a major landslide(s)?

- c. ☐ ☒ ☐ Is the project site located in an area having high slope instability?

- d. ☐ ☐ ☒ Is the project site subject to high subsidence, high groundwater level, liquefaction, or hydrocompaction?
Portions of the community are subject to liquefaction
- e. ☐ ☒ ☐ Is the proposed project considered a sensitive use (school, hospital, public assembly site) located in close proximity to a significant geotechnical hazard?

- f. ☐ ☒ ☐ Will the project entail substantial grading and/or alteration of topography including slopes of more than 25%?

- g. ☐ ☒ ☐ Would the project be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?

- h. ☐ ☐ ☐ Other factors? _____

STANDARD CODE REQUIREMENTS

☒ Building Ordinance No. 2225 C Sections 308B, 309, 310 and 311 and Chapters 29 and 70.

☐ MITIGATION MEASURES / ☒ OTHER CONSIDERATIONS

☐ Lot Size

☒ Project Design

☐ Approval of Geotechnical Report by DPW

As individual development projects are proposed, appropriate reviews will be performed to address potential geotechnical concerns.

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on, or be impacted by, **geotechnical** factors?

☐ Potentially significant ☐ Less than significant with project mitigation ☒ Less than significant/No impact

HAZARDS - 2. Flood

SETTING/IMPACTS

- Yes No Maybe
- a. ☐ ☐ ☒ Is a major drainage course, as identified on USGS quad sheets by a dashed line, located on the project site?
Major drainage courses are located in portions of the community
- b. ☐ ☒ ☐ Is the project site located within or does it contain a floodway, floodplain, or designated flood hazard zone?

- c. ☐ ☒ ☐ Is the project site located in or subject to high mudflow conditions?

- d. ☐ ☒ ☐ Could the project contribute or be subject to high erosion and debris deposition from run off?

- e. ☐ ☒ ☐ Would the project substantially alter the existing drainage pattern of the site or area?

- f. ☐ ☐ ☐ Other factors (e.g., dam failure)? _____

STANDARD CODE REQUIREMENTS

- ☐ Building Ordinance No. 2225 C Section 308A ☐ Ordinance No. 12,114 (Floodways)
- ☐ Approval of Drainage Concept by DPW

☐ MITIGATION MEASURES / ☒ OTHER CONSIDERATIONS

- ☐ Lot Size ☒ Project Design

As individual development projects are proposed, appropriate reviews will be performed to address potential flood concerns.

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on, or be impacted by **flood (hydrological)** factors?

- ☐ Potentially significant ☐ Less than significant with project mitigation ☒ Less than significant/No impact

HAZARDS - 3. Fire

SETTING/IMPACTS

- Yes No Maybe
- a. ☐ ☐ ☒ Is the project site located in a Very High Fire Hazard Severity Zone (Fire Zone 4)?
Portions of the community are located in Fire Zone 4
- b. ☐ ☒ ☐ Is the project site in a high fire hazard area and served by inadequate access due to lengths, widths, surface materials, turnarounds or grade?

- c. ☐ ☒ ☐ Does the project site have more than 75 dwelling units on a single access in a high fire hazard area? _____
- d. ☐ ☒ ☐ Is the project site located in an area having inadequate water and pressure to meet fire flow standards? _____
- e. ☐ ☒ ☐ Is the project site located in close proximity to potential dangerous fire hazard conditions/uses (such as refineries, flammables, explosives manufacturing)?

- f. ☐ ☒ ☐ Does the proposed use constitute a potentially dangerous fire hazard?

- g. ☐ ☐ ☐ Other factors? _____

STANDARD CODE REQUIREMENTS

☐ Water Ordinance No. 7834 ☐ Fire Ordinance No. 2947 ☒ Fire Regulation No. 8

☒ Fuel Modification/Landscape Plan

☐ MITIGATION MEASURES / ☒ OTHER CONSIDERATIONS

☒ Project Design

☐ Compatible Use

As individual development projects are proposed, appropriate reviews will be performed to address potential fire hazard concerns.

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on, or be impacted by fire hazard factors?

☐ Potentially significant ☐ Less than significant with project mitigation ☒ Less than significant/No impact

HAZARDS - 4. Noise

SETTING/IMPACTS

- Yes No Maybe
- a. ☐ ☒ ☐ Is the project site located near a high noise source (airports, railroads, freeways, industry)?

- b. ☐ ☒ ☐ Is the proposed use considered sensitive (school, hospital, senior citizen facility) or are there other sensitive uses in close proximity?

- c. ☐ ☒ ☐ Could the project substantially increase ambient noise levels including those associated with special equipment (such as amplified sound systems) or parking areas associated with the project?

- d. ☐ ☒ ☐ Would the project result in a substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels without the project?

- e. ☐ ☐ ☐ Other factors? _____

STANDARD CODE REQUIREMENTS

☒ Noise Ordinance No. 11,778

☐ Building Ordinance No. 2225--Chapter 35

☐ MITIGATION MEASURES / ☐ OTHER CONSIDERATIONS

☐ Lot Size

☐ Project Design

☐ Compatible Use

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on, or be adversely impacted by noise?

☐ Potentially significant ☐ Less than significant with project mitigation ☒ Less than significant/No impact

RESOURCES - 1. Water Quality

SETTING/IMPACTS

- Yes No Maybe
- a. ☐ ☒ ☐ Is the project site located in an area having known water quality problems and proposing the use of individual water wells?

- b. ☐ ☒ ☐ Will the proposed project require the use of a private sewage disposal system?

- ☐ ☐ ☐ If the answer is yes, is the project site located in an area having known septic tank limitations due to high groundwater or other geotechnical limitations or is the project proposing on-site systems located in close proximity to a drainage course?

- c. ☐ ☒ ☐ Could the project's associated construction activities significantly impact the quality of groundwater and/or storm water runoff to the storm water conveyance system and/or receiving water bodies?

- d. ☐ ☒ ☐ Could the project's post-development activities potentially degrade the quality of storm water runoff and/or could post-development non-storm water discharges contribute potential pollutants to the storm water conveyance system and/or receiving bodies?

- e. ☐ ☐ ☐ Other factors? _____

STANDARD CODE REQUIREMENTS

- ☐ Industrial Waste Permit ☐ Health Code Ordinance No. 7583, Chapter 5
- ☐ Plumbing Code Ordinance No. 2269 ☒ NPDES Permit Compliance (DPW)

☐ MITIGATION MEASURES / ☐ OTHER CONSIDERATIONS

- ☐ Lot Size ☐ Project Design
- _____

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on, or be impacted by, **water quality** problems?

- ☐ Potentially significant ☐ Less than significant with project mitigation ☒ Less than significant/No impact

RESOURCES - 2. Air Quality

SETTING/IMPACTS

Yes No Maybe
a. ☐ ☒ ☐

Will the proposed project exceed the State's criteria for regional significance (generally (a) 500 dwelling units for residential uses or (b) 40 gross acres, 650,000 square feet of floor area or 1,000 employees for nonresidential uses)?

b. ☐ ☒ ☐

Is the proposal considered a sensitive use (schools, hospitals, parks) and located near a freeway or heavy industrial use?

c. ☐ ☒ ☐

Will the project increase local emissions to a significant extent due to increased traffic congestion or use of a parking structure, or exceed AQMD thresholds of potential significance?

d. ☐ ☒ ☐

Will the project generate or is the site in close proximity to sources which create obnoxious odors, dust, and/or hazardous emissions?

e. ☐ ☒ ☐

Would the project conflict with or obstruct implementation of the applicable air quality plan?

f. ☐ ☒ ☐

Would the project violate any air quality standard or contribute substantially to an existing or projected air quality violation?

g. ☐ ☒ ☐

Would the project result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?

h. ☐ ☐ ☐

Other factors:

STANDARD CODE REQUIREMENTS

☐ Health and Safety Code Section 40506

☐ MITIGATION MEASURES / ☐ OTHER CONSIDERATIONS

☐ Project Design

☐ Air Quality Report

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on, or be impacted by, air quality?

☐ Potentially significant ☐ Less than significant with project mitigation ☒ Less than significant/No impact

RESOURCES - 3. Biota

SETTING/IMPACTS

Yes No Maybe

- a. ☐ ☒ ☐ Is the project site located within a Significant Ecological Area (SEA), SEA Buffer, or coastal Sensitive Environmental Resource (ESHA, etc.), or is the site relatively undisturbed and natural?

- b. ☐ ☒ ☐ Will grading, fire clearance, or flood related improvements remove substantial natural habitat areas?

- c. ☐ ☐ ☒ Is a major drainage course, as identified on USGS quad sheets by a blue, dashed line, located on the project site?
Major drainage courses are located in portions of the community
- d. ☐ ☒ ☐ Does the project site contain a major, riparian or other sensitive habitat (e.g., coastal sage scrub, oak woodland, sycamore riparian woodland, wetland, etc.)?

- e. ☐ ☐ ☒ Does the project site contain oak or other unique native trees (specify kinds of trees)?
Some areas of the community contain oak trees
- f. ☐ ☒ ☐ Is the project site habitat for any known sensitive species (federal or state listed endangered, etc.)?

- g. ☐ ☐ ☐ Other factors (e.g., wildlife corridor, adjacent open space linkage)? _____

☐ MITIGATION MEASURES / ☒ OTHER CONSIDERATIONS

☐ Lot Size ☐ Project Design ☒ Oak Tree Permit ☐ ERB/SEATAC Review

As individual development projects are proposed on properties containing oak trees, an oak tree permit may be required in the future.

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on **biotic resources**?

☐ Potentially significant ☐ Less than significant with project mitigation ☒ Less than significant/No impact

RESOURCES - 4. Archaeological / Historical / Paleontological

SETTING/IMPACTS

- Yes No Maybe
- a. ☐ ☐ ☒ Is the project site in or near an area containing known archaeological resources or containing features (drainage course, spring, knoll, rock outcroppings, or oak trees) which indicate potential archaeological sensitivity?
- Some areas of the community contain oak trees
- b. ☐ ☒ ☐ Does the project site contain rock formations indicating potential paleontological resources?
- c. ☐ ☒ ☐ Does the project site contain known historic structures or sites?
- d. ☐ ☒ ☐ Would the project cause a substantial adverse change in the significance of a historical or archaeological resource as defined in 15064.5?
- e. ☐ ☒ ☐ Would the project directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?
- f. ☐ ☐ ☐ Other factors? _____

☐ MITIGATION MEASURES / ☐ OTHER CONSIDERATIONS

☐ Lot Size ☒ Project Design ☐ Phase I Archaeology Report

As individual development projects are proposed on properties containing oak trees, a cultural resources survey may be required.

CONCLUSION

Considering the above information, could the project leave a significant impact (individually or cumulatively) on archaeological, historical, or paleontological resources?

☐ Potentially significant ☐ Less than significant with project mitigation ☒ Less than significant/No impact

RESOURCES - 5. Mineral Resources

SETTING/IMPACTS

Yes No Maybe

- a. ☐ ☒ ☐ Would the project result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?

- b. ☐ ☒ ☐ Would the project result in the loss of availability of a locally important mineral resource discovery site delineated on a local general plan, specific plan or other land use plan?

- c. ☐ ☐ ☐ Other factors?

☐ MITIGATION MEASURES / ☐ OTHER CONSIDERATIONS

☐ Lot Size ☐ Project Design

CONCLUSION

Considering the above information, could the project leave a significant impact (individually or cumulatively) on **mineral** resources?

☐ Potentially significant ☐ Less than significant with project mitigation ☒ Less than significant/No impact

RESOURCES - 6. Agriculture Resources

SETTING/IMPACTS

- Yes No Maybe
- a. ☐ ☒ ☐ Would the project convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?
- b. ☐ ☒ ☐ Would the project conflict with existing zoning for agricultural use, or Williamson Act contract?
- c. ☐ ☒ ☐ Would the project involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use?
- d. ☐ ☐ ☐ Other factors? _____

☐ MITIGATION MEASURES / ☐ OTHER CONSIDERATIONS

☐ Lot Size ☐ Project Design

CONCLUSION

Considering the above information, could the project leave a significant impact (individually or cumulatively) on **agriculture** resources?

☐ Potentially significant ☐ Less than significant with project mitigation ☒ Less than significant/No impact

RESOURCES - 7. Visual Qualities

SETTING/IMPACTS

- Yes No Maybe
- a. ☐ ☒ ☐ Is the project site substantially visible from or will it obstruct views along a scenic highway (as shown on the Scenic Highway Element), or is it located within a scenic corridor or will it otherwise impact the viewshed?

- b. ☐ ☒ ☐ Is the project substantially visible from or will it obstruct views from a regional riding or hiking trail?

- c. ☐ ☒ ☐ Is the project site located in an undeveloped or undisturbed area, which contains unique aesthetic features? _____

- d. ☐ ☒ ☐ Is the proposed use out-of-character in comparison to adjacent uses because of height, bulk, or other features?

- e. ☐ ☒ ☐ Is the project likely to create substantial sun shadow, light or glare problems?

- f. ☐ ☐ ☐ Other factors (e.g., grading or land form alteration): _____

☐ MITIGATION MEASURES / ☐ OTHER CONSIDERATIONS

☐ Lot Size ☐ Project Design ☐ Visual Report ☒ Compatible Use

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on scenic qualities?

☐ Potentially significant ☐ Less than significant with project mitigation ☒ Less than significant/No impact

SERVICES - 1. Traffic/Access

SETTING/IMPACTS

- Yes No Maybe
- a. ☐ ☒ ☐ Does the project contain 25 dwelling units, or more and is it located in an area with known congestion problems (roadway or intersections)?

- b. ☐ ☒ ☐ Will the project result in any hazardous traffic conditions?

- c. ☐ ☒ ☐ Will the project result in parking problems with a subsequent impact on traffic conditions?

- d. ☐ ☒ ☐ Will inadequate access during an emergency (other than fire hazards) result in problems for emergency vehicles or residents/employees in the area?

- e. ☐ ☒ ☐ Will the congestion management program (CMP) Transportation Impact Analysis thresholds of 50 peak hour vehicles added by project traffic to a CMP highway system intersection or 150 peak hour trips added by project traffic to a mainline freeway link be exceeded?

- f. ☐ ☒ ☐ Would the project conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)?

- g. ☐ ☐ ☐ Other factors? _____

☐ MITIGATION MEASURES / ☐ OTHER CONSIDERATIONS

☐ Project Design ☐ Traffic Report ☐ Consultation with Traffic & Lighting Division

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on the physical environment due to **traffic/access** factors?

☐ Potentially significant ☐ Less than significant with project mitigation ☒ Less than significant/No impact

SERVICES - 2. Sewage Disposal

SETTING/IMPACTS

Yes No Maybe
a. ☐ ☒ ☐

If served by a community sewage system, could the project create capacity problems at the treatment plant?

b. ☐ ☒ ☐

Could the project create capacity problems in the sewer lines serving the project site?

c. ☐ ☐ ☐

Other factors? _____

STANDARD CODE REQUIREMENTS

☒ Sanitary Sewers and Industrial Waste Ordinance No. 6130

☒ Plumbing Code Ordinance No. 2269

☐ MITIGATION MEASURES / ☐ OTHER CONSIDERATIONS

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on the physical environment due to **sewage disposal** facilities?

☐ Potentially significant ☐ Less than significant with project mitigation ☒ Less than significant/No impact

SERVICES - 3. Education

SETTING/IMPACTS

Yes No Maybe

- a. ☐ ☒ ☐ Could the project create capacity problems at the district level?

- b. ☐ ☒ ☐ Could the project create capacity problems at individual schools which will serve the project site?

- c. ☐ ☒ ☐ Could the project create student transportation problems?

- d. ☐ ☒ ☐ Could the project create substantial library impacts due to increased population and demand?

- e. ☐ ☐ ☐ Other factors? _____

☐ MITIGATION MEASURES / ☐ OTHER CONSIDERATIONS

☐ Site Dedication ☐ Government Code Section 65995 ☐ Library Facilities Mitigation Fee

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) relative to educational facilities/services?

☐ Potentially significant ☐ Less than significant with project mitigation ☒ Less than significant/No impact

SERVICES - 4. Fire/Sheriff Services

SETTING/IMPACTS

Yes No Maybe
a. ☐ ☒ ☐

Could the project create staffing or response time problems at the fire station or sheriff's substation serving the project site?

b. ☐ ☒ ☐

Are there any special fire or law enforcement problems associated with the project or the general area?

c. ☐ ☐ ☐

Other factors? _____

☐ MITIGATION MEASURES / ☐ OTHER CONSIDERATIONS

☐ Fire Mitigation Fees

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) relative to **fire/sheriff** services?

☐ Potentially significant ☐ Less than significant with project mitigation ☒ Less than significant/No impact

SERVICES - 5. Utilities/Other Services

SETTING/IMPACTS

- Yes No Maybe
- a. ☐ ☒ ☐ Is the project site in an area known to have an inadequate public water supply to meet domestic needs or to have an inadequate ground water supply and proposes water wells?
-
- b. ☐ ☒ ☐ Is the project site in an area known to have an inadequate water supply and/or pressure to meet fire fighting needs?
-
- c. ☐ ☒ ☐ Could the project create problems with providing utility services, such as electricity, gas, or propane?
-
- d. ☐ ☒ ☐ Are there any other known service problem areas (e.g., solid waste)?
-
- e. ☐ ☒ ☐ Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services or facilities (e.g., fire protection, police protection, schools, parks, roads)?
-
- f. ☐ ☐ ☐ Other factors? _____
-

STANDARD CODE REQUIREMENTS

☐ Plumbing Code Ordinance No. 2269 ☐ Water Code Ordinance No. 7834

☐ MITIGATION MEASURES ~/ ☐ OTHER CONSIDERATIONS

☐ Lot Size ☐ Project Design

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) relative to **utilities/services**?

☐ Potentially significant ☐ Less than significant with project mitigation ☒ Less than significant/No impact

OTHER FACTORS - 1. General

SETTING/IMPACTS

Yes No Maybe
a. ☐ ☒ ☐

Will the project result in an inefficient use of energy resources?

b. ☐ ☒ ☐

Will the project result in a major change in the patterns, scale, or character of the general area or community?

c. ☐ ☒ ☐

Will the project result in a significant reduction in the amount of agricultural land?

d. ☐ ☐ ☐

Other factors?

STANDARD CODE REQUIREMENTS

☐ State Administrative Code, Title 24, Part 5, T-20 (Energy Conservation)

☐ MITIGATION MEASURES / ☐ OTHER CONSIDERATIONS

☐ Lot size

☐ Project Design

☐ Compatible Use

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on the physical environment due to any of the above factors?

☐ Potentially significant ☐ Less than significant with project mitigation ☒ Less than significant/No impact

OTHER FACTORS - 2. Environmental Safety

SETTING/IMPACTS

- Yes No Maybe
- a. ☐ ☒ ☐ Are any hazardous materials used, transported, produced, handled, or stored on-site?
- b. ☐ ☒ ☐ Are any pressurized tanks to be used or any hazardous wastes stored on-site?
- c. ☐ ☒ ☐ Are any residential units, schools, or hospitals located within 500 feet and potentially adversely affected?
- d. ☐ ☒ ☐ Have there been previous uses which indicate residual soil toxicity of the site or is the site located within two miles downstream of a known groundwater contamination source within the same watershed?
- e. ☐ ☒ ☐ Would the project create a significant hazard to the public or the environment involving the accidental release of hazardous materials into the environment?
- f. ☐ ☒ ☐ Would the project emit hazardous emissions or handle hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?
- g. ☐ ☒ ☐ Would the project be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would create a significant hazard to the public or environment?
- h. ☐ ☒ ☐ Would the project result in a safety hazard for people in a project area located within an airport land use plan, within two miles of a public or public use airport, or within the vicinity of a private airstrip?
- i. ☐ ☒ ☐ Would the project impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?
- j. ☐ ☐ ☐ Other factors? _____

☐ MITIGATION MEASURES / ☐ OTHER CONSIDERATIONS

☐ Toxic Clean up Plan

CONCLUSION

Considering the above information, could the project have a significant impact relative to **public safety**?

☐ Potentially significant ☐ Less than significant with project mitigation ☒ Less than significant/No impact

OTHER FACTORS - 3. Land Use

SETTING/IMPACTS

Yes No Maybe

- a. ☐ ☐ ☒ Can the project be found to be inconsistent with the plan designation(s) of the subject property?

The proposed General Plan Amendment will eliminate any inconsistencies that currently

- b. ☐ ☐ ☒ Can the project be found to be inconsistent with the zoning designation of the subject property?

The R-3 zone is to be provided with development standards in the new Community Stand

- c. Can the project be found to be inconsistent with the following applicable land use criteria:

☐ ☒ ☐ Hillside Management Criteria?

☐ ☒ ☐ SEA Conformance Criteria?

☐ ☐ ☐ Other? _____

- d. ☐ ☒ ☐ Would the project physically divide an established community?

- e. ☐ ☐ ☐ Other factors? _____

☐ MITIGATION MEASURES / ☒ OTHER CONSIDERATIONS

This project proposes zone changes and a General Plan Amendment that will be consistent.

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on the physical environment due to **land use** factors?

☐ Potentially significant ☐ Less than significant with project mitigation ☒ Less than significant/No impact

OTHER FACTORS - 4. Population/Housing/Employment/Recreation

SETTING/IMPACTS

Yes No Maybe

- a. ☐ ☒ ☐ Could the project cumulatively exceed official regional or local population projections?

- b. ☐ ☒ ☐ Could the project induce substantial direct or indirect growth in an area (e.g., through projects in an undeveloped area or extension of major infrastructure)?

- c. ☐ ☒ ☐ Could the project displace existing housing, especially affordable housing?

- d. ☐ ☒ ☐ Could the project result in a substantial job/housing imbalance or substantial increase in Vehicle Miles Traveled (VMT)?

- e. ☐ ☒ ☐ Could the project require new or expanded recreational facilities for future residents?

- f. ☐ ☒ ☐ Would the project displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?

- g. ☐ ☐ ☐ Other factors? _____

☐ MITIGATION MEASURES / ☐ OTHER CONSIDERATIONS

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on the physical environment due to **population, housing, employment, or recreational** factors?

☐ Potentially significant ☐ Less than significant with project mitigation ☒ Less than significant/No impact

MANDATORY FINDINGS OF SIGNIFICANCE

Based on this Initial Study, the following findings are made:

Yes No Maybe

- a. ☐ ☒ ☐ Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory?
-

- b. ☐ ☒ ☐ Does the project have possible environmental effects which are individually limited but cumulatively considerable? "Cumulatively considerable" means that the incremental effects of an individual project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.
-

- c. ☐ ☒ ☐ Will the environmental effects of the project cause substantial adverse effects on human beings, either directly or indirectly?
-

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on the environment?

☐ Potentially significant ☐ Less than significant with project mitigation ☒ Less than significant/No impact

COUNTY OF LOS ANGELES

**NOTICE OF PUBLIC HEARING
ON PROPOSED AMENDMENTS TO TITLE 22 (ZONING ORDINANCE)
OF THE LOS ANGELES COUNTY CODE**

NOTICE IS HEREBY GIVEN that the Regional Planning Commission of the County of Los Angeles has recommended approval of a proposed Community Standards District and Zone Changes for the unincorporated community of La Crescenta-Montrose.

NOTICE IS ALSO HEREBY GIVEN that a public hearing will be held before the Board of Supervisors, Kenneth Hahn Hall of Administration, 500 West Temple Street, Los Angeles, California 90012 at **9:30 a.m. on Tuesday, January 23, 2007** pursuant to Title 22 of the Los Angeles County Code and Title 7 of the Government Code of the State of California (Planning and Zoning Law) for the purpose of hearing testimony relative to the adoption of the following amendments:

LA CRESCENTA-MONTROSE COMMUNITY STANDARDS DISTRICT ORDINANCE (CSD):
The objective of the CSD is to establish new development standards and design guidelines for future multi-family residential developments in R-3 (Limited Multiple Family) zones.

ZONE CHANGES: The objective of Zone Change Case No. T200600011-(5) is to improve the zoning pattern in La Crescenta-Montrose by correcting irregularities such as zoning boundaries inconsistent with parcel boundaries and by limiting multi-family development in areas where it may negatively impact the health, safety, and welfare of community residents.

Written comments may be sent to the Executive Office of the Board of Supervisors at the above address. If you do not understand this notice or need more information, please contact Mr. Mitch Glaser at (213) 974-6476 between 7:30 a.m. and 6:00 p.m., Monday through Thursday, or email him at mglaser@planning.lacounty.gov. Project materials will also be available on the Planning website at <http://planning.lacounty.gov/spLaCrescenta.htm>.

Pursuant to the California Environmental Quality Act and County Guidelines, a Negative Declaration has been prepared that shows that the proposed ordinance will not have a significant effect on the environment.

"ADA ACCOMMODATIONS: If you require reasonable accommodations or auxiliary aid and services such as material in alternate format or a sign language interpreter, please contact the Americans with Disabilities Act Coordinator at (213) 974-6488 (Voice) or (213) 617-2292 (TDD), with at least three business days notice."

Si no entiende esta noticia o necesita mas informacion, por favor llame este numero (213) 975-6425.

SACHI A. HAMAI
EXECUTIVE OFFICER-CLERK OF
BOARD OF SUPERVISORS